



smarthomes

**Hermitage Road**

Solihull

- A Well Presented Three Bedroom Family Home
- Extended & Re-Fitted Open Plan Family Kitchen/Diner
- Large Westerly Facing Rear Garden
- Modern Bathroom & Driveway Parking

**£400,000**

Current EPC Rating - TBC  
Current Council Tax Band - C





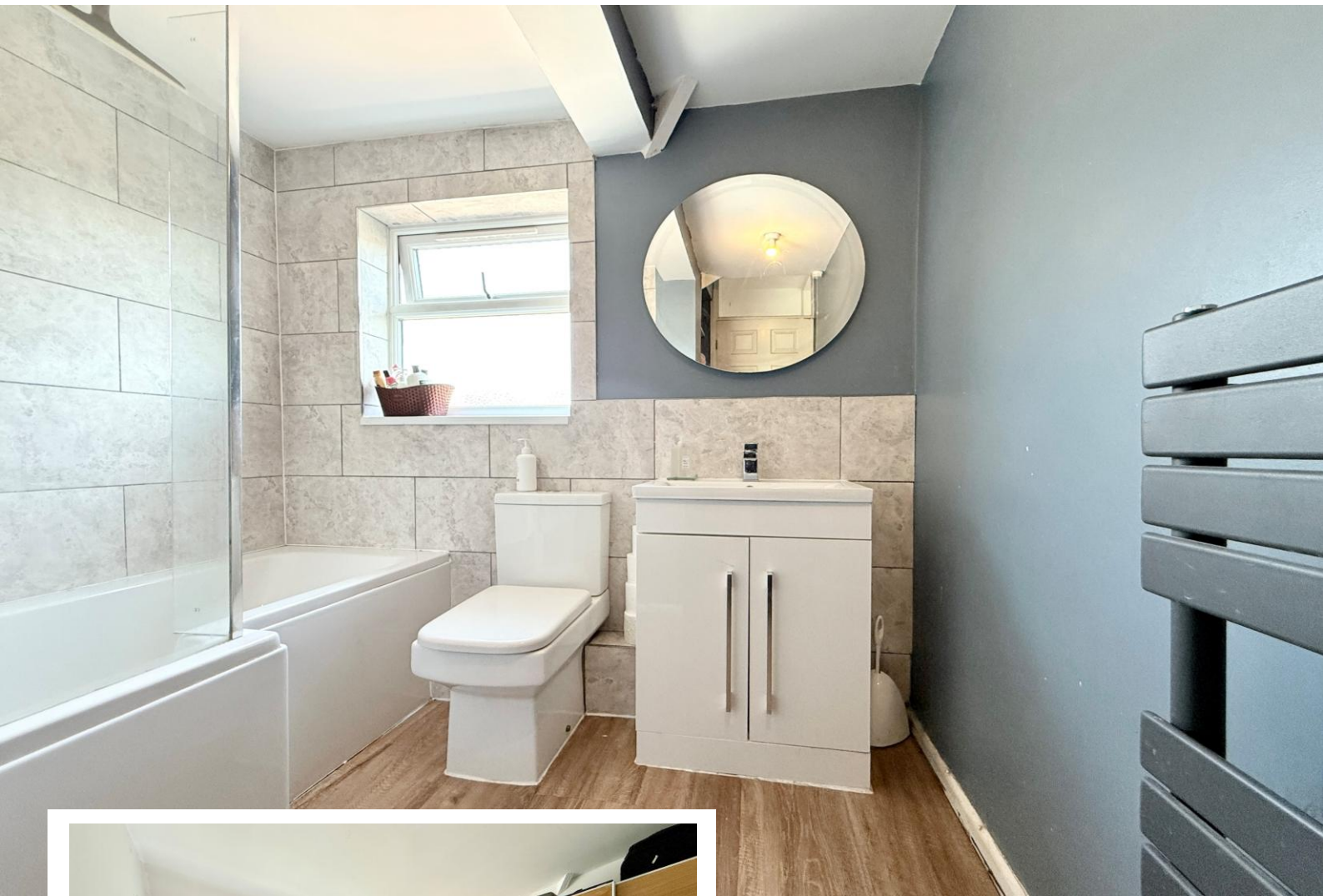


## Property Description

A well presented and extended semi-detached family home situated in a most convenient location a short walk from Solihull Town Centre. Offering accommodation comprising an open plan extended & re-fitted kitchen/diner with pantry, family area, lounge, guest W.C, three double bedrooms, family bathroom, Westerly facing rear garden and driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.





## Rooms & Measurements

Lounge to Front 4.7m x 3.53m (15'5" x 11'7")

Family Area to Front 4.57m x 2.16m (15'0" x 7'1")

Impressive Extended & Re-Fitted Kitchen/Diner to Rear  
8.15m x 4.7m (26'9" x 15'5")

Bedroom One to Front 3.78m x 3.35m (12'5" x 11'0")

Extended Dual Aspect Bedroom Two 4.78m x 2.87m (15'8" x 9'5")

Bedroom Three to Rear 2.95m x 2.77m (9'8" x 9'1")

Family Bathroom to Front 2.26m x 1.65m min (7'5" x 5'5" min)

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges.

Current council tax band – C





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