



smarthomes

Woodshires Road

Solihull

- A Substantially Extended Five Bedroom Family Home
- Lounge/Diner, Breakfast Kitchen & Utility Room
- Large Side Garage & Rear Garden
- En-Suite Shower Room, Dressing Room & Family Bathroom

Offers Over £685,000

Current EPC Rating - TBC
Current Council Tax Band - E





Property Description

A substantially extended detached family home situated in a most sought after location offering accommodation comprising a spacious lounge/diner, breakfast kitchen, utility room, guest W.C, master bedroom with en-suite shower room and dressing room, four further bedrooms, family bathroom, rear garden, large side garage and ample 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

Spacious Lounge/Diner to Rear 6.68m max x 5.56m max (21'11" max x 18'3" max)

Breakfast Kitchen to Front 6.63m max x 3.68m max (21'9" max x 12'1" max)

Utility Room 4.04m x 2.72m (13'3" x 8'11")

Bedroom One to Rear 5.11m x 3.76m (16'9" x 12'4")

En-Suite Shower Room 3.63m x 1.5m (11'11" x 4'11")

Dressing Room 2.51m x 2.49m (8'3" x 8'2")

Bedroom Two to Rear 3.68m x 3.15m (12'1" x 10'4")

Bedroom Three to Front 3.81m x 2.77m (12'6" x 9'1")

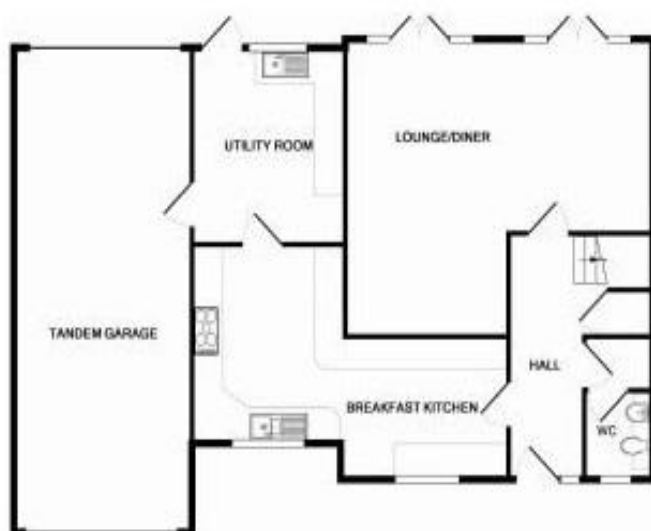
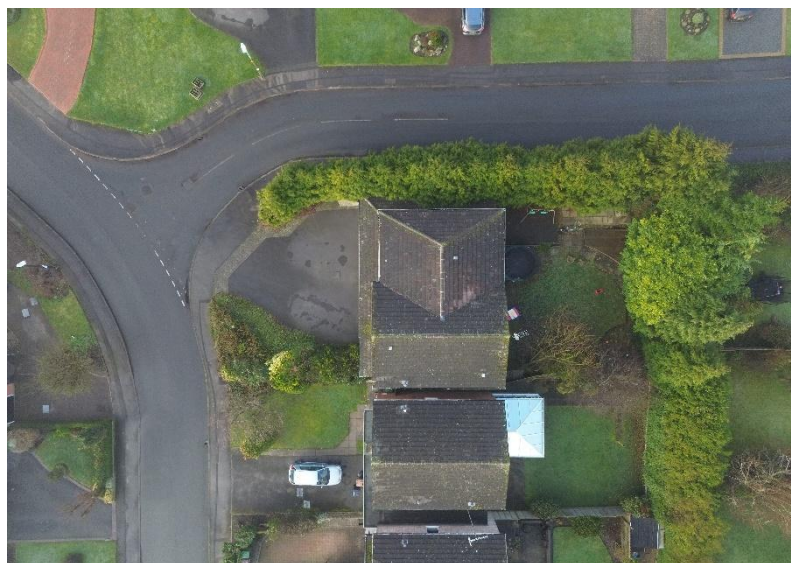
Bedroom Four to Front 2.77m x 2.77m (9'1" x 9'1")

Bedroom Five to Front 2.46m x 2.31m (8'1" x 7'7")

Family Bathroom to Rear 3.58m x 2.44m (11'9" x 8'0")

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 – E



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.