



**Scott Road**

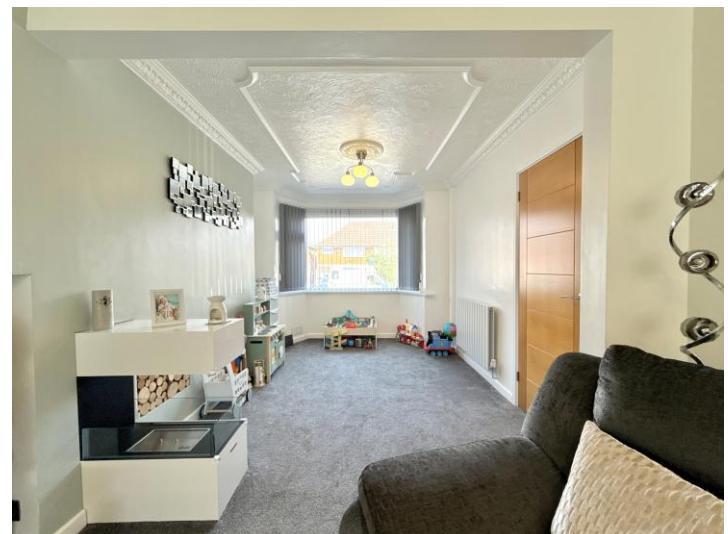
Solihull

- A Very Well Maintained Semi-Detached Property
- Three Bedrooms
- Superb Open Plan Lounge/Dining Kitchen
- Modern Family Bathroom
- Westerly Facing Rear Garden
- Large Rear Double Garage/Workshop/Gym

**£325,000**

Current EPC Rating - D

Current Council Tax Band - C



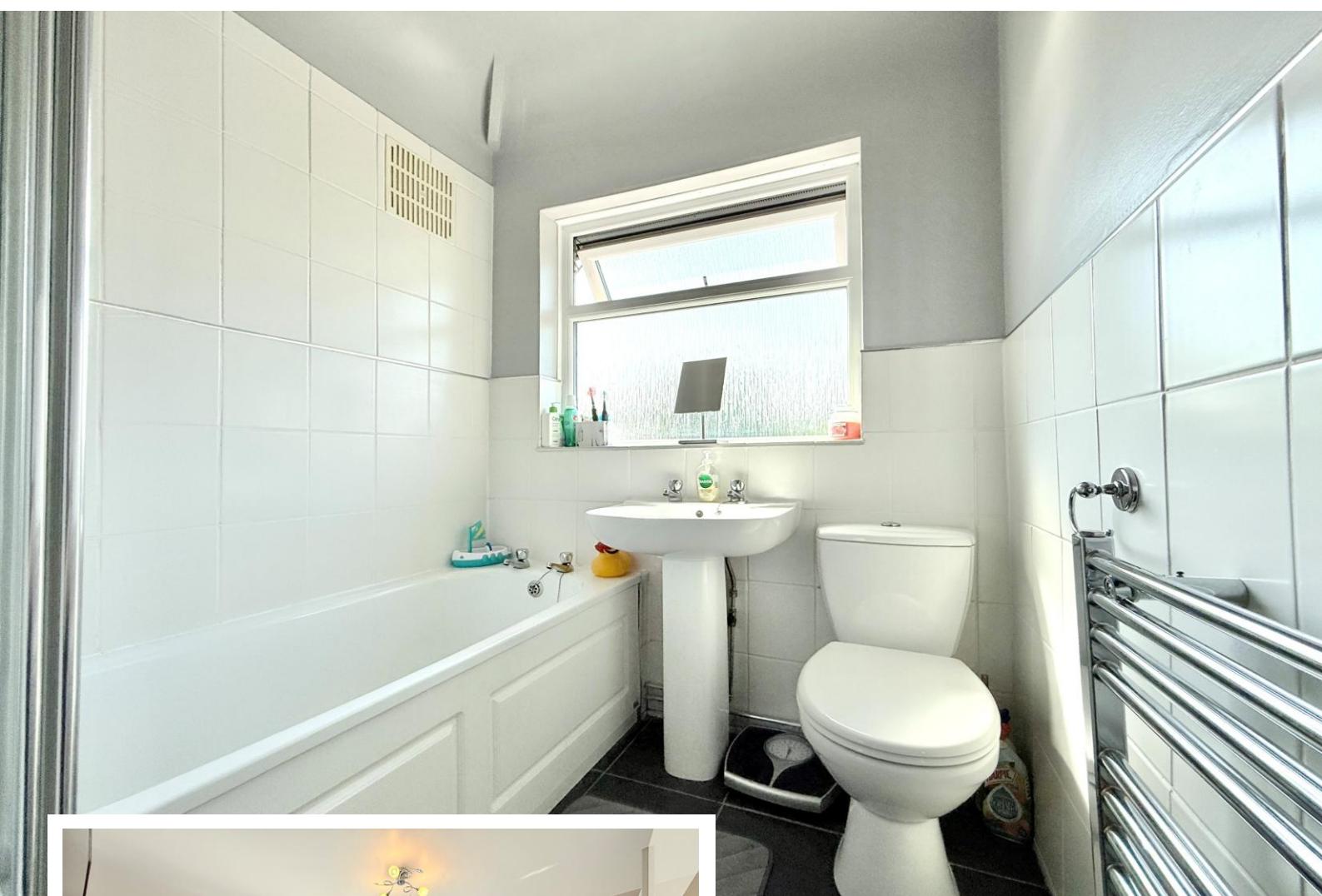


## Property Description

An extended and completely refurbished semi-detached family home offering accommodation comprising a superb open plan lounge/diner/re-fitted kitchen, three bedrooms, modern family bathroom, driveway parking, Westerly facing rear garden and a versatile rear double garage/workshop/gym

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

Re-Fitted Kitchen to Rear 5.28m x 2.49m (17'4" x 8'2")

Spacious Through Lounge/Dining Area 10.41m x 2.95m (34'2" x 9'8")

Bedroom One to Rear 4.06m x 2.97m (13'4" x 9'9")

Bedroom Two to Front 3.76m x 2.97m (12'4" x 9'9")

Bedroom Three to Front 1.98m x 1.68m (6'6" x 5'6")

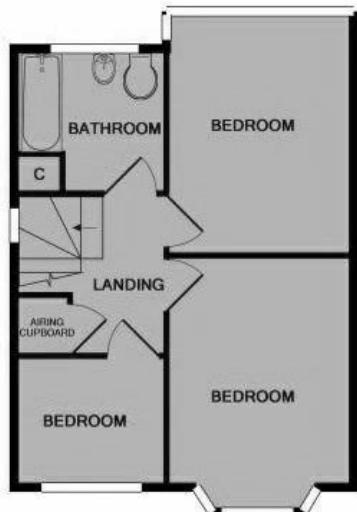
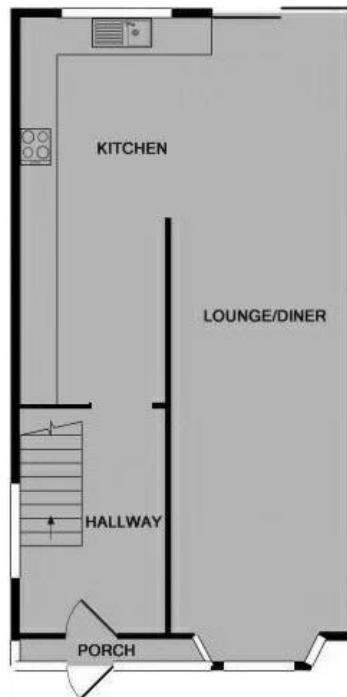
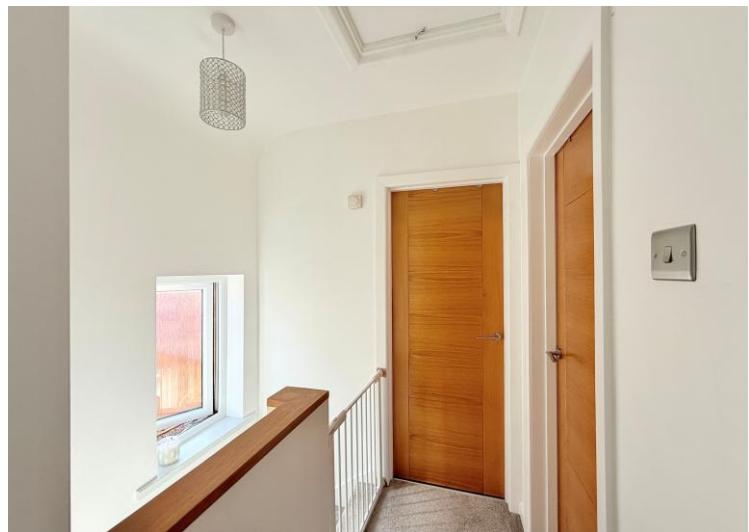
Modern Family Bathroom to Rear 1.96m x 1.68m (6'5" x 5'6")

Versatile Rear Double Garage/Workshop/Gym 6.6m x 5.21m (21'8" x 17'1")

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – C



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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.