



smarthomes

**Campden Green**

Solihull

- A Spacious Three Bedroom Family Home
- Through Lounge/Diner and Fitted Kitchen
- Modern Family Bathroom
- Southerly Facing Rear Garden

**£245,000**

Current EPC Rating - C  
Current Council Tax Band - B





## Property Description

A three bedroom mid-terraced property offered for sale with no upward chain and situated in a convenient location offering dual aspect lounge/diner, fitted kitchen, family bathroom, Southerly facing rear garden and parking to the rear

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

Dual Aspect Lounge Diner to Front 5.92m x 3.51m  
(19'5" x 11'6")

Fitted Kitchen to Rear 3.2m x 2.29m (10'6" x 7'6")

Bedroom One to Front 3.28m x 3.28m (10'9" x 10'9")

Bedroom Two to Rear 2.34m x 3.84m (7'8" x 12'7")

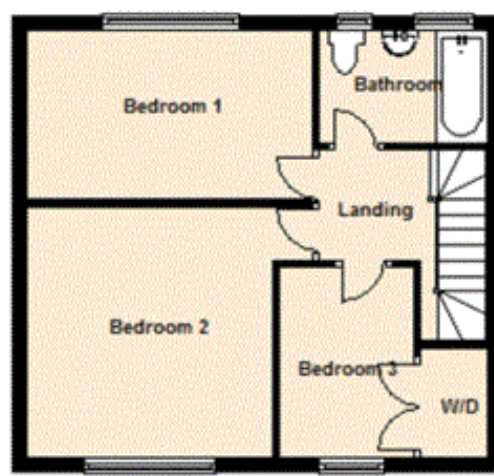
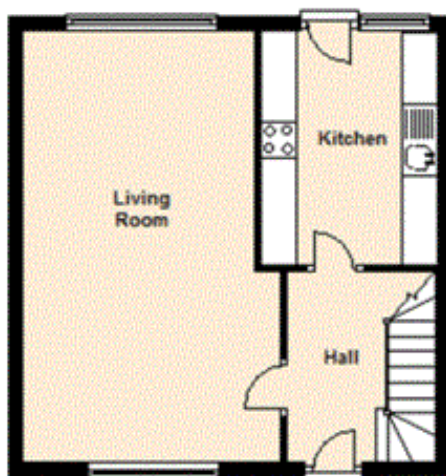
Bedroom Three to Front 2.54m x 1.73m (8'4" x 5'8")

Family Bathroom to Rear 2.16m x 1.45m (7'1" x 4'9")

### 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 – B



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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.