



smarthomes

Coniston Avenue

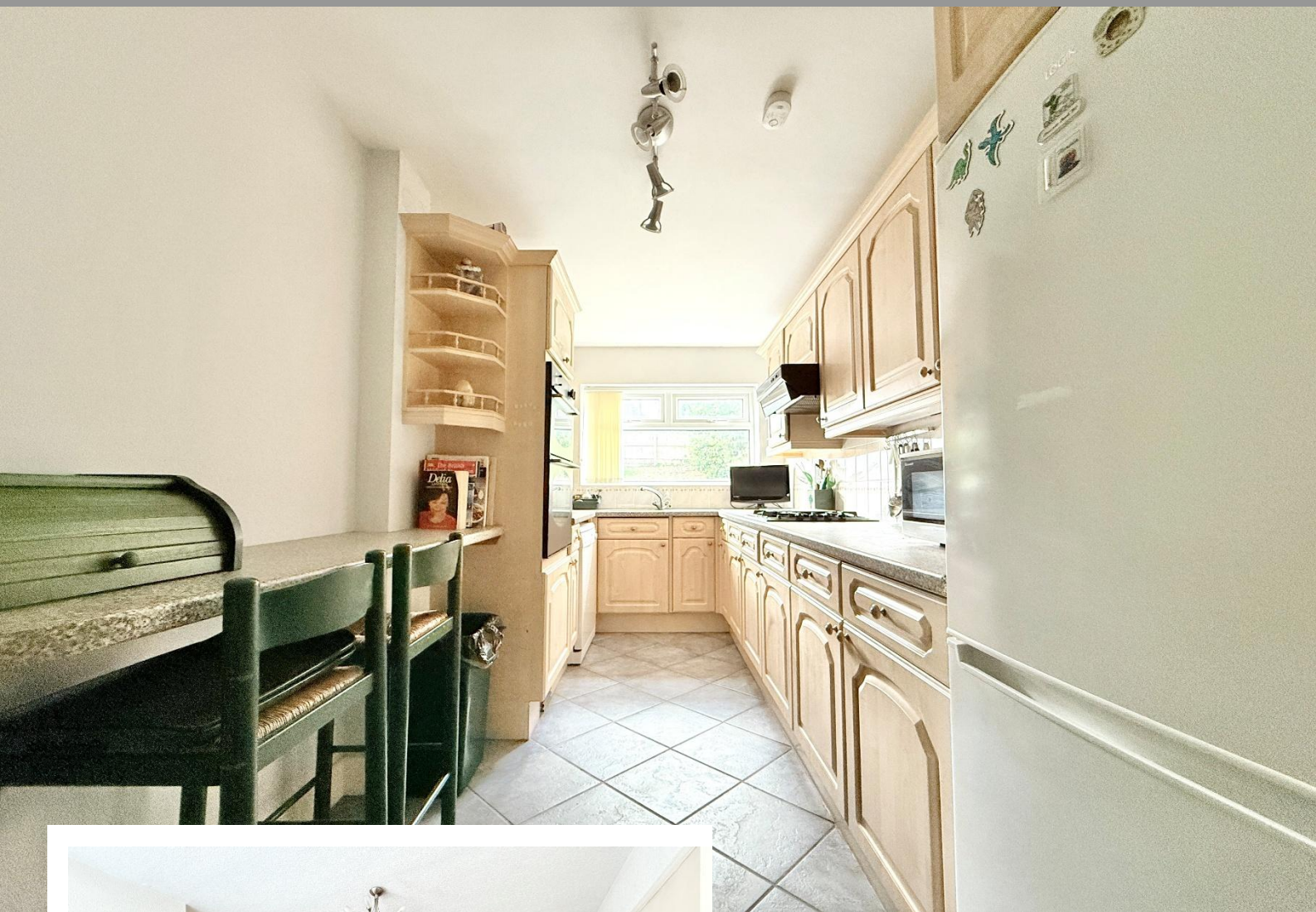
Solihull

- A Well Presented & Extended Semi Detached Family Home
- Three Good Size Bedrooms
- Two Spacious Reception Rooms (Extended to Rear)
- Extended Breakfast Kitchen
- South Facing Rear Garden
- No Upward Chain

Offers Over £325,000

Current EPC Rating 63 (D)
Current Council Tax Band D



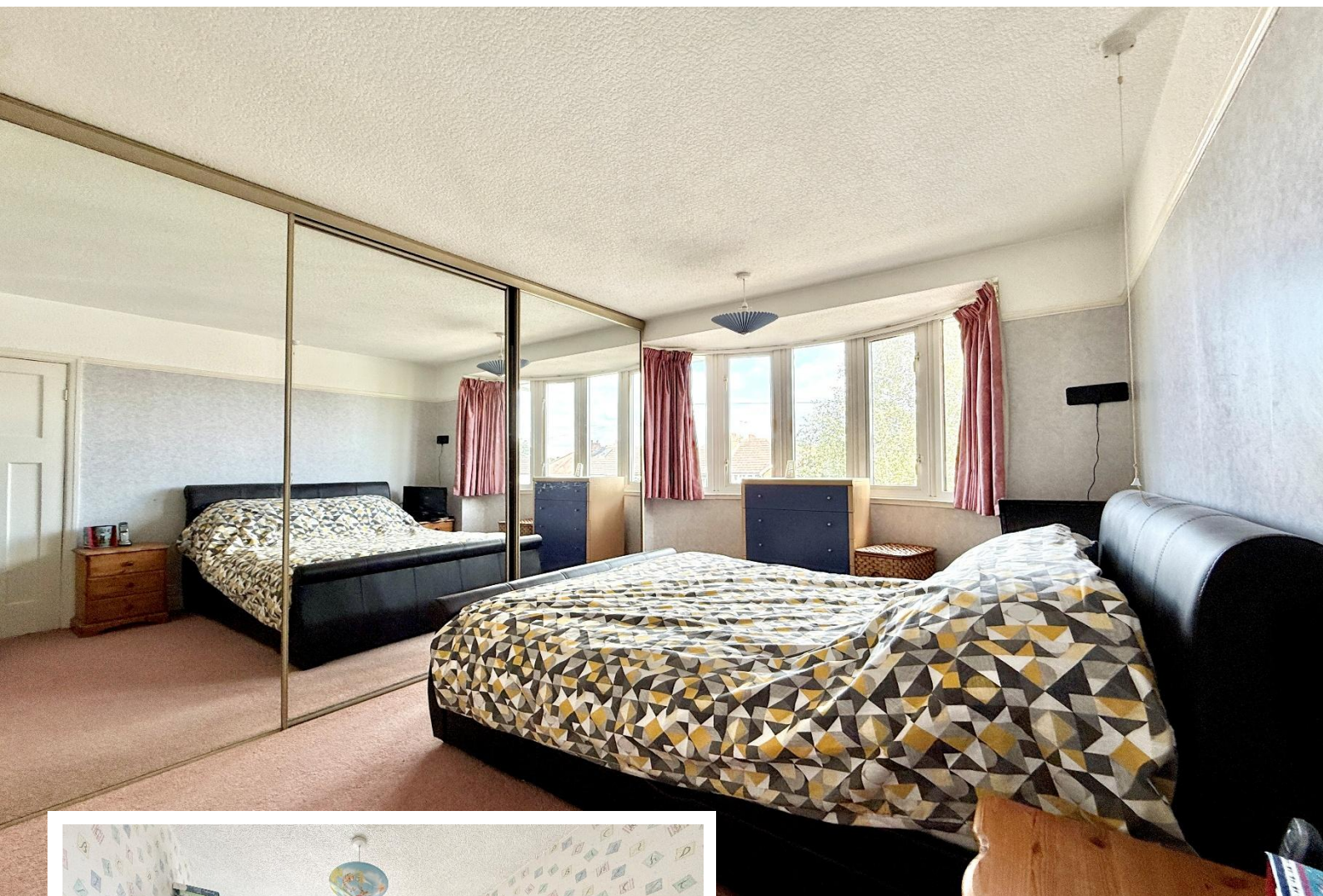


Property Description

A well presented and extended semi-detached family home benefiting from no upward chain and offering accommodation comprising two spacious reception rooms (extended to rear), extended breakfast kitchen, utility area with gardeners W.C, three good size bedrooms, family bathroom, separate W.C, South facing rear garden, side garage 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

Reception Room One to Front - 4.09m x 3.2m (13'5" x 10'6")
 Extended Reception Room Two to Rear - 5.97m x 3.23m (19'7" x 10'7")
 Extended Breakfast Kitchen to Rear - 4.75m x 1.93m (15'7" x 6'4")
 Utility Area - 4.8m x 2.06m (15'9" x 6'9")
 Bedroom One to Front - 4.19m x 2.77m (13'9" x 9'1")
 Bedroom Two to Rear - 4.34m x 3.18m (14'3" x 10'5")
 Bedroom Three to Front - 2.79m x 1.98m (9'2" x 6'6")
 Family Bathroom to Rear - 1.93m x 1.65m (6'4" x 5'5")
 Separate W.C
 Side Garage - 4.47m x 2.13m (14'8" x 7'0")

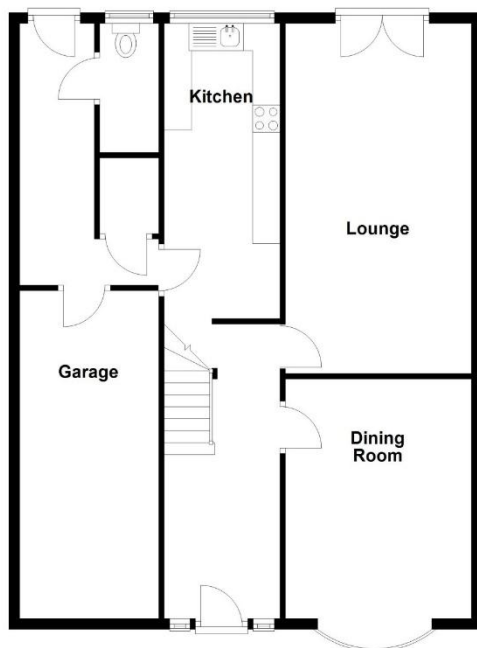
Tenure

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

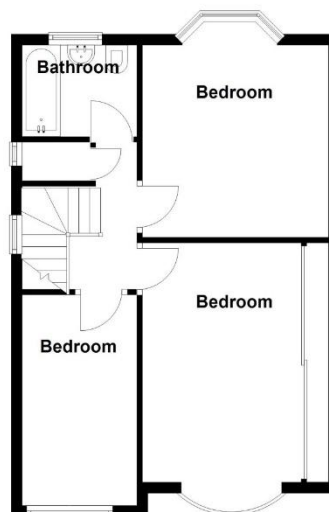
EPC supplied by Nigel Hodges
 Current council tax band – D



Ground Floor
Approx. 91.1 sq. metres (980.7 sq. feet)



First Floor
Approx. 46.6 sq. metres (501.8 sq. feet)



Total area: approx. 137.7 sq. metres (1482.5 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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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.