



smarthomes

**Emscote Green**

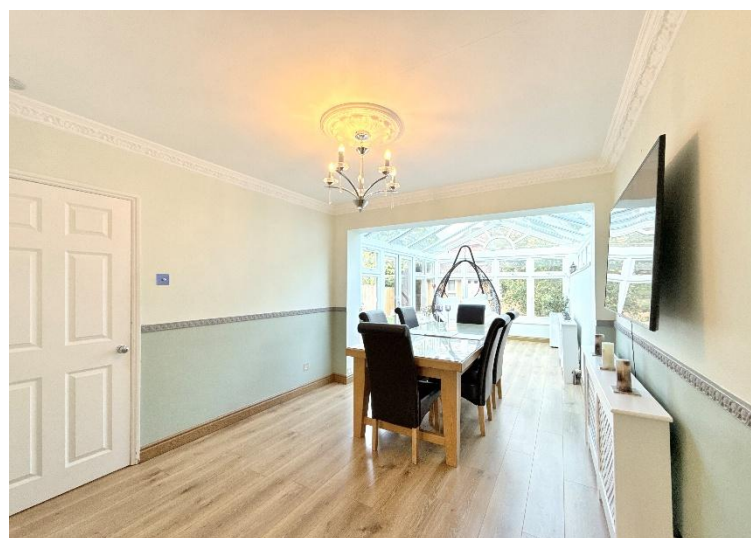
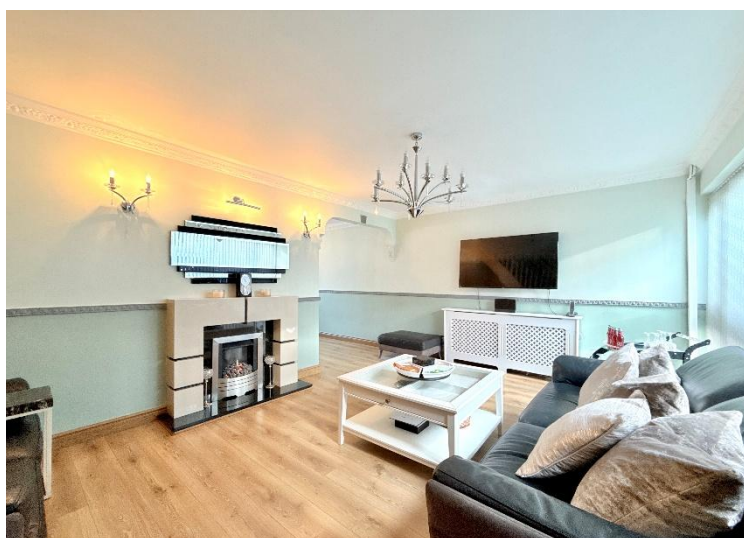
Solihull

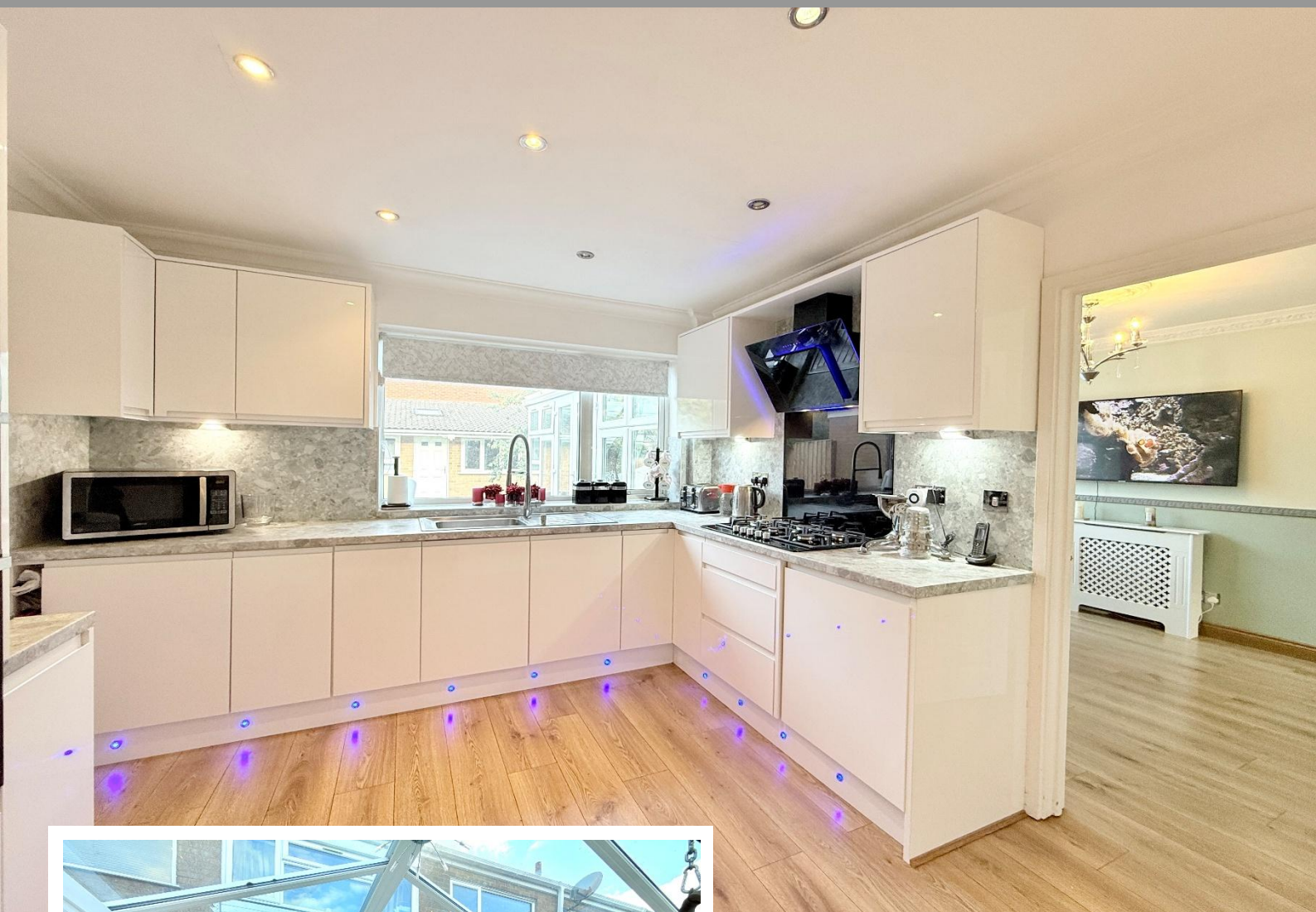
- A Well Presented Mid Terrace Property
- Four Bedrooms
- Lounge
- Dining Area & Conservatory
- Modern Fitted Kitchen
- Self Contained Annex With En Suite Wet Room

**£500,000**

Current EPC Rating - 66 (D)

Current Council Tax Band - E

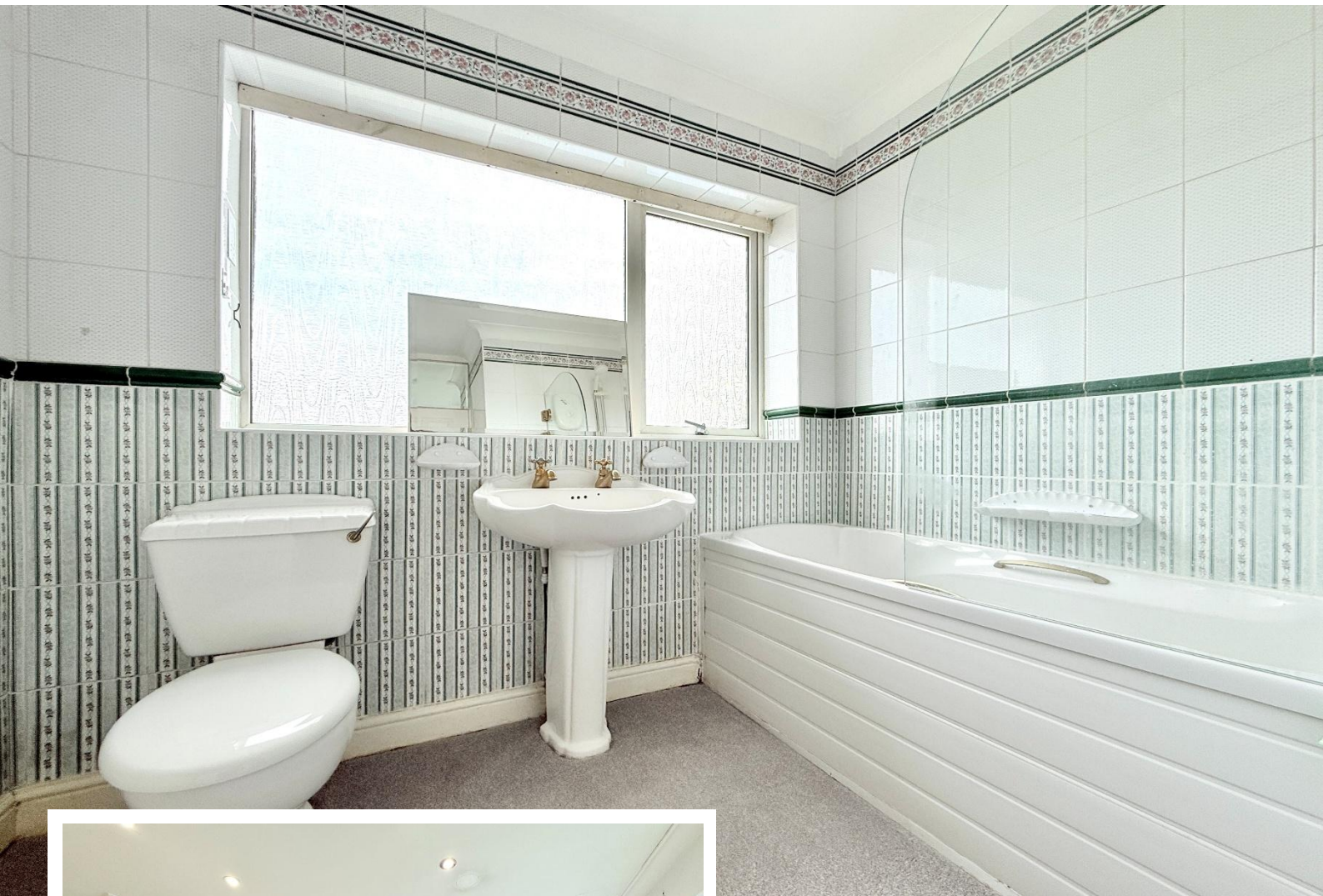




## Property Description

A very well presented four bedroom mid-terrace property offering lounge, dining area, ground floor shower room, conservatory, kitchen, utility/spice kitchen, storage space, family bathroom, rear garden, self contained annexe with en suite wet room to rear and off-road 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 the new 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

### Entrance Hall

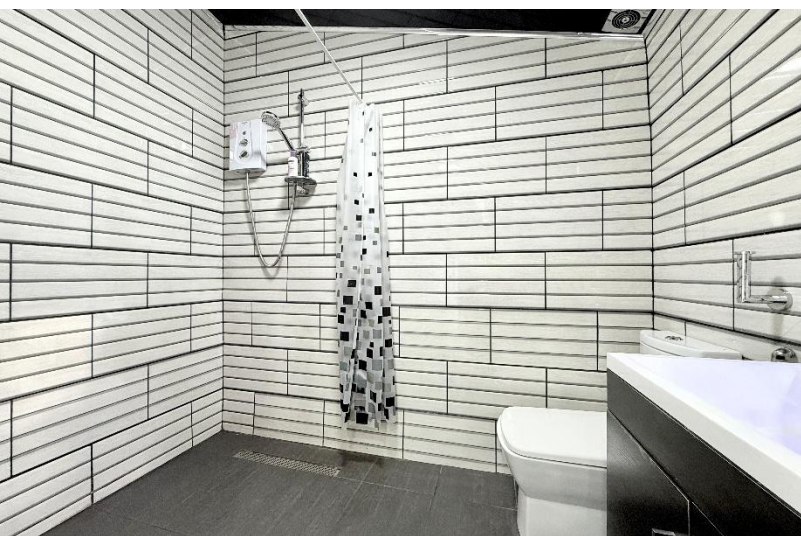
- Ground Floor Shower Room to Side - 1.75m x 1.65m (5'9" x 5'5")
- Lounge to Front - 5.51m x 3.51m (18'1" (max under stairs) x 11'6")
- Dining Area - 2.97m x 2.92m (9'9" x 9'7")
- Conservatory - 4.42m x 3.25m (14'6" x 10'8")
- Modern Fitted Kitchen to Rear - 3.76m x 3.15m (12'4" x 10'4")
- Utility Room/Spice Kitchen - 2.54m x 1.45m (8'4" x 4'9")
- Store Room - 1.52m x 4.78m (5'0" x 15'8")
- Bedroom One to Front - 3.18m x 4.37m (10'5" x 14'4")
- Bedroom Two to Rear - 3.76m x 2.9m (12'4" x 9'6")
- Bedroom Three to Front - 4.29m x 2.29m (14'1" x 7'6")
- Bedroom Four to Rear - 3.05m x 2.29m (10'0" x 7'6")
- Family Bathroom to Rear - 2.01m x 2.29m (6'7" x 7'6")
- Annex Open Plan Living Space & Bedroom - 5.31m x 3.71m (17'5" (min)/ 22' 6"(max) x 12'2") :
- En Suite Wet Room - 2.06m x 1.3m (6'9" x 4'3")

### 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 - E



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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.