



**Manor Road**  
Solihull

- A Well Presented Four Bedroom Family Home
- Spacious Lounge, Dining Room & Fitted Kitchen
- Extensive Southerly Facing Rear Garden
- No Upward Chain & Double Garage

**£725,000**

Current EPC Rating - D  
Current Council Tax Band - F







## Property Description

A well presented detached family home situated in a most sought after road and benefiting from no upward chain. Offering spacious accommodation comprising a spacious through lounge, dining room, large conservatory, fitted kitchen, utility room, guest W.C, four good size bedrooms, three piece family bathroom, separate W.C, extensive Southerly facing rear garden, double 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

Spacious Through Lounge 5.64m x 3.18m (18'6" x 10'5")

Large Conservatory 6.43m max x 3.78m max (21'1" max x 12'5" max)

Dining Room to Rear 2.97m x 2.92m (9'9" x 9'7")

Fitted Kitchen to Rear 2.97m x 2.31m (9'9" x 7'7")

Bedroom One to Rear 3.86m x 3.2m (12'8" x 10'6")

Bedroom Two to Rear 2.97m x 2.74m (9'9" x 9'0")

Bedroom Three to Rear 2.92m x 2.31m (9'7" x 7'7")

Bedroom Four to Front 3.23m x 1.68m (10'7" x 5'6")

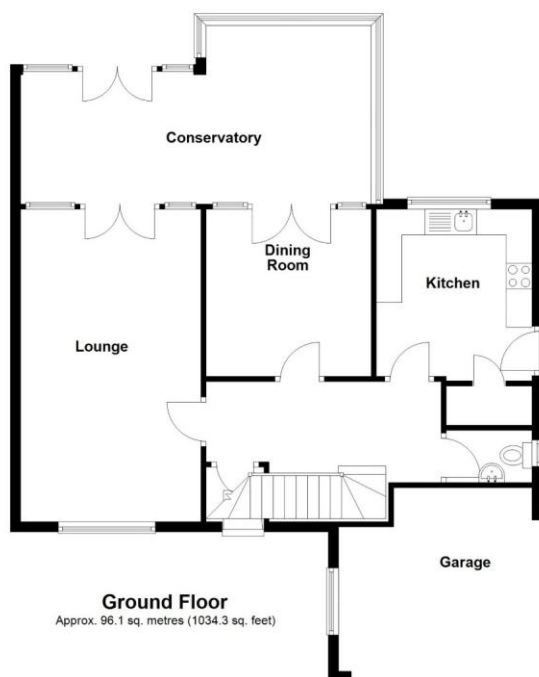
Family Bathroom to Front 2.79m x 1.55m (9'2" x 5'1")

Double Garage 5.38m x 4.95m (17'8" x 16'3")

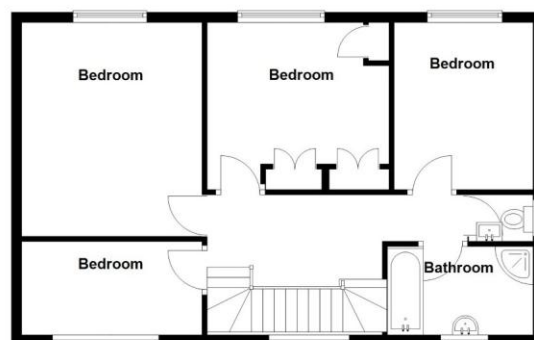
### Tenure

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 – F





Total area: approx. 156.7 sq. metres (1686.4 sq. feet)



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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.