



Leaffield Road
Solihull

- A Beautifully Refurbished Five Bedroom Family Home
- Re-Fitted Family Kitchen/Diner & Spacious Lounge
- Re-Fitted Shower Room & Family Bathroom
- Rear Garden, Garage & Driveway Parking

Offers Over £475,000

Current EPC Rating - D
Current Council Tax Band - D

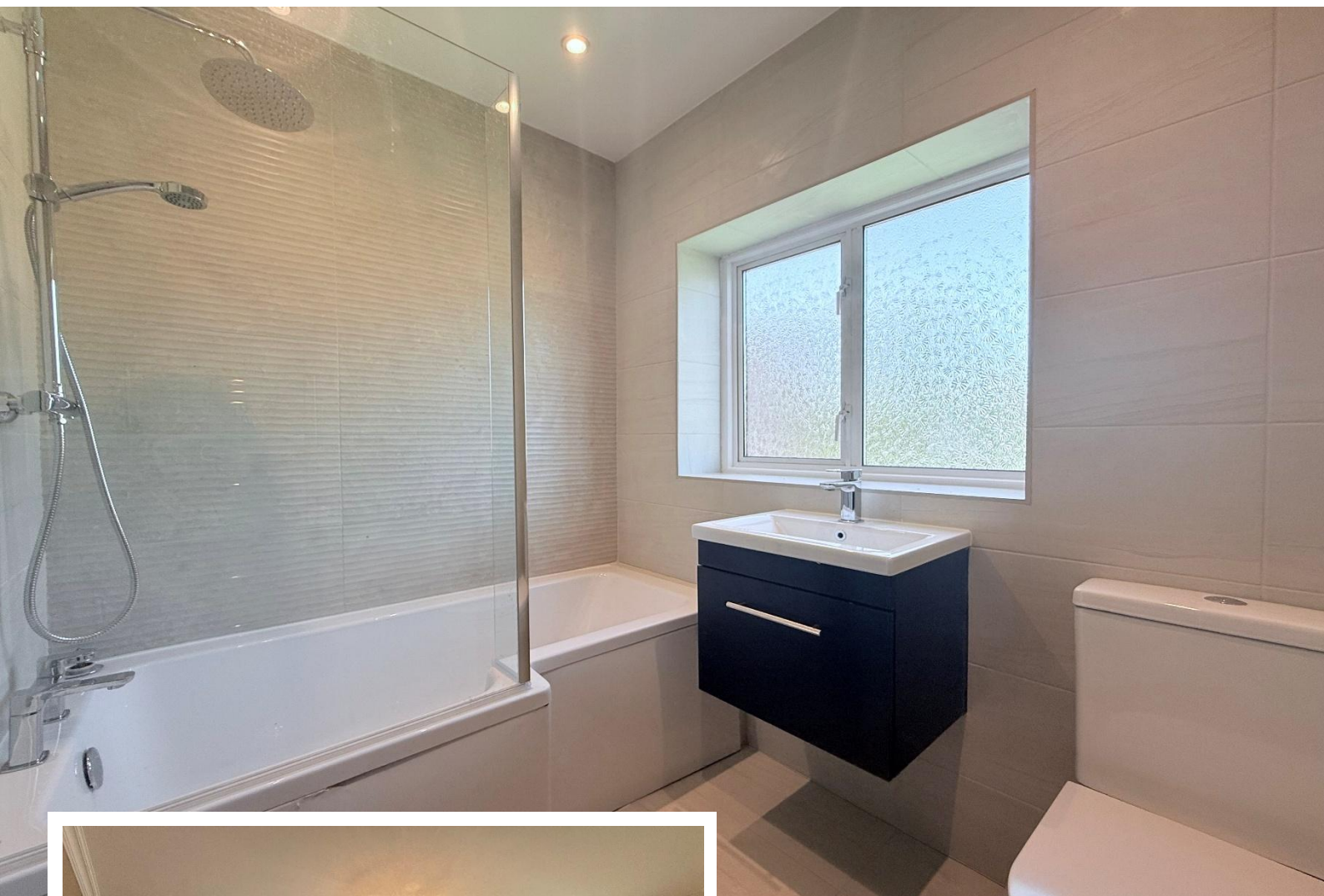




Property Description

An extended and recently refurbished five bedroom semi-detached property situated on a generous corner plot, conveniently situated for Jaguar Land Rover. The property benefits from new flooring throughout, being re-skimmed, new boiler and electrics and briefly affords an extended and re-fitted family dining kitchen with new appliances, lounge, ground floor shower room, family bathroom, rear garden, garage and no upward chain

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

Lounge to Front 3.89m x 3.51m (12'9" (into bay) x 11'6")

Family Area 3.78m x 3.2m (12'5" x 10'6")

Dining Kitchen 8.36m x 5.87m (27'5" (max) x 19'3" (max)

Four Piece Shower Room to Front 3.68m x 2.62m (12'1" (max) x 8'7" (max)

Bedroom One to Front 4.04m x 3.53m (13'3" (into bay) x 11'7")

Bedroom Two to Rear 3.58m x 3.2m (11'9" x 10'6")

Bedroom Three to Rear 3.38m x 2.77m (11'1" x 9'1")

Bedroom Four to Front 3.35m x 3.4m (11'0" (max) x 11'2" (max)

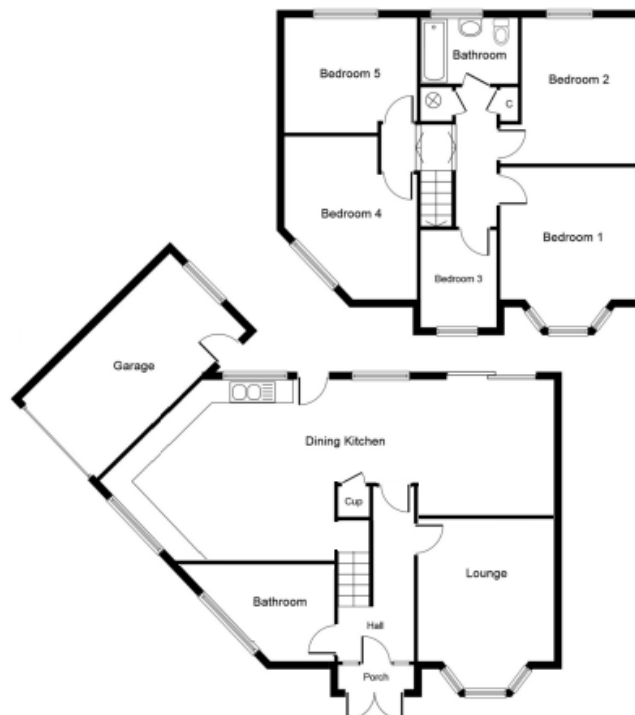
Bedroom Five to Front 2.46m x 1.85m (8'1" x 6'1")

Family Bathroom to Rear

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 – D



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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.