



Fallowfield Road Solihull

- A Very Well Presented Four Bedroom Family Home
- Fitted Kitchen & Family Bathroom
- Southerly Facing Rear Garden
- Ample Driveway Parking

£415,000

Current EPC Rating - C
Current Council Tax Band - B





Property Description

A very well presented and extended semi-detached family home situated in a most convenient location and benefiting from owned solar panels. Offering accommodation comprising a spacious through lounge/diner, fitted kitchen, utility room, guest W.C, large ground floor bedroom, three further good size first floor bedrooms, family bathroom, large Southerly facing rear garden 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/Diner 6.81m x 3.45m (22'4" x 11'4")

Fitted Kitchen to Rear 3.56m x 3m (11'8" x 9'10")

Utility Room 2.92m x 1.93m (9'7" x 6'4")

Large Ground Floor Bedroom Four to Front 5.13m x 4.52m (16'10" x 14'10")

Large Storage Cupboard 2.03m x 1.75m (6'8" x 5'9")

Bedroom One to Rear 3.48m x 3.43m (11'5" x 11'3")

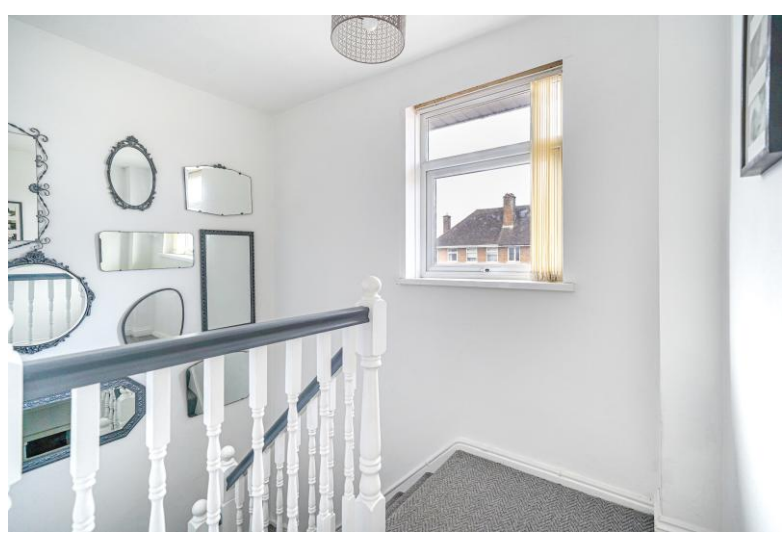
Bedroom Two to Front 3.51m x 2.92m (11'6" x 9'7")

Bedroom Three to Rear 3.05m x 2.21m (10'0" x 7'3")

Family Bathroom to Side

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 vendor. Current council tax band – B



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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 and 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.