



smarthomes

Cheltondale Road

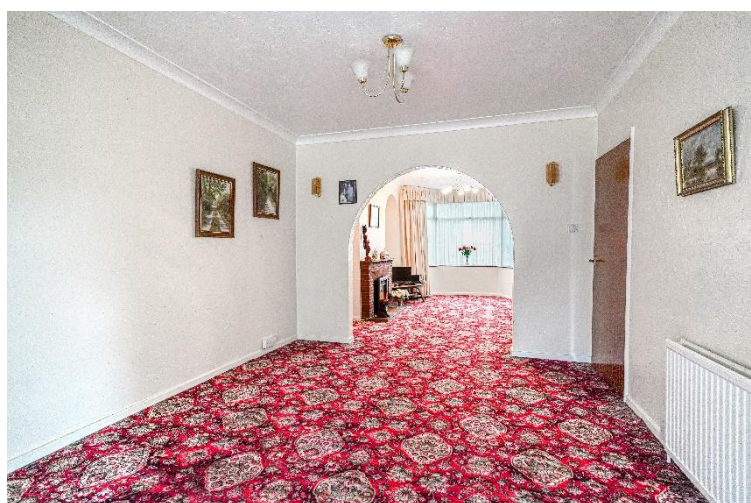
Solihull

- An Extended Four Bedroom Semi Detached Property
- Through Lounge Diner
- Conservatory
- Extended Breakfast Kitchen

Offers Over £500,000

Current EPC Rating - 67 (D)

Current Council Tax Band - E





Property Description

An extended four bedroom semi-detached property offering through lounge/diner, conservatory, extended breakfast kitchen, family shower room, good size rear garden, garage 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 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

Through Lounge Diner - 8.8m (into bay) x 3.6m (28'10" x 11'9")

Conservatory to Rear - 2.7m x 2.5m (8'10" x 8'2")

Extended Breakfast Kitchen to Rear - 5m x 4m (16'4" x 13'1")

Bedroom One to Front - 4.9m (into bay) x 2.6m (to wardrobes)
(16'0" x 8'6")

Bedroom Two to Rear - 3.8m x 3.6m (12'5" x 11'9")

Bedroom Three to Rear - 4m x 2.4m (13'1" x 7'10")

Bedroom Four to Front - 2.8m (to door recess) x 2.3m (9'2" x 7'6")

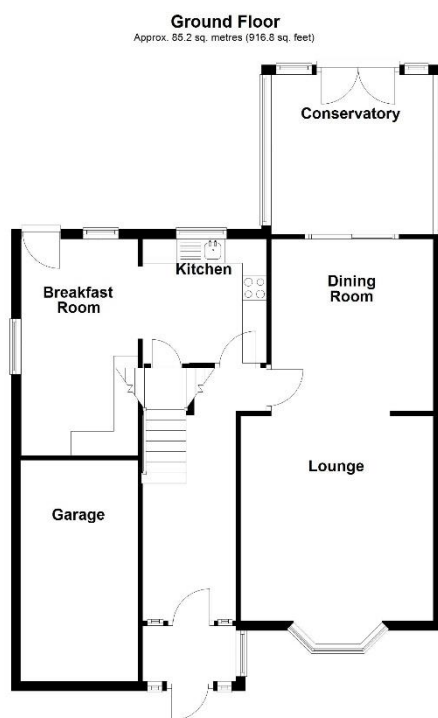
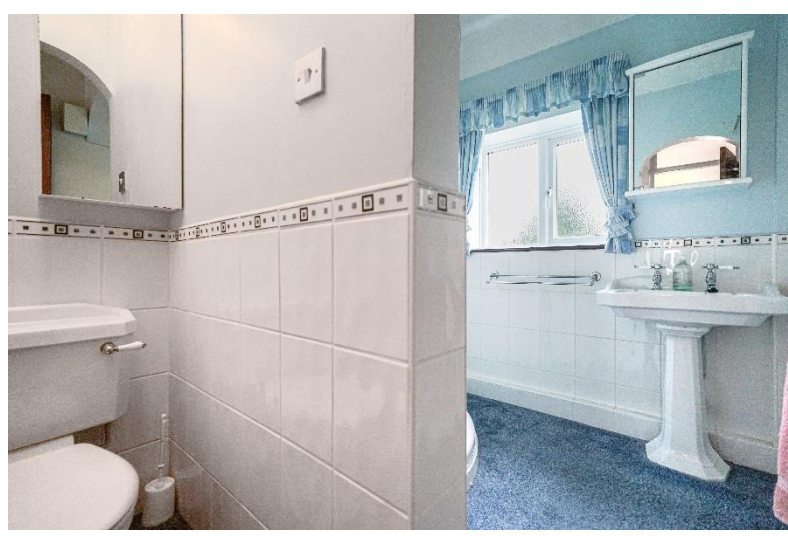
Family Shower Room to Rear - 2.7m x 1.9m (8'10" x 6'2")

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 – E



Total area: approx. 144.8 sq. metres (1559.1 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.