



Smart homes are delighted to offer this three double bedroom detached bungalow having the potential to extend subject to relevant planning permission and requiring some cosmetic improvement. Set in this quiet cul-de-sac location this versatile family home comprises in brief of extended lounge diner, fitted kitchen, three double bedrooms, en-suite shower room, bathroom with white suite, integral garage, in-out driveway providing ample off road parking and large rear garden.

- **A Three Double Bedroom Detached Bungalow**
- **Extended Lounge Diner**
- **Fitted Kitchen**
- **En-Suite Shower Room**
- **Bathroom With White Suite**

- **Integral Garage**
- **In-Out Driveway Providing Ample Off Road Parking**
- **Large Rear Garden**
- **Potential To Extend Subject To Relevant Planning**
- **No Upward Chain**



The property is set back from the road behind an in-out block paved driveway providing ample off road parking with gated side access to either side, driveway extends to double opening garage doors and double glazed French doors leading into the

#### **Entrance Porch**

With wall light points, UPVC double glazed windows to side elevation and obscure glazed door leading through to the

#### **Reception Hall**

With obscure glazed window to front elevation, coving to ceiling, ceiling light point, wall light points, ceiling smoke alarm, wall mounted radiator, door to built-in cloaks cupboard and further doors and obscure glazed panels radiating off to

#### **Extended Lounge Diner to Rear 21' 11" x 10' 9" (6.68 x 3.28)**

With ceiling light point, wall light points, two wall mounted radiators, two double glazed windows to side elevation and double glazed sliding patio doors leading out to rear garden



#### **Fitted Kitchen to Rear 10' 3" x 8' 1" (3.12 x 2.46)**

Being fitted with a range of wooden fronted wall and base units, complimentary roll edge work surface incorporating stainless steel style single drainer sink with mixer tap over, tiling to water prone areas, quarry tiled style flooring, wall mounted radiator, strip light to ceiling, double glazed window overlooking rear garden, built-in New World oven and grill, New World four ring gas hob set below combination light and extractor and obscure glazed door leading to rear lobby

#### **Master Bedroom to Rear 13' 7" x 11' 1" to rear of wardrobe (4.14 x 3.38)**

With ceiling light point, coving to ceiling, wall mounted radiator, double glazed window overlooking rear garden, double fitted wardrobes with matching top boxes and dressing table and door leading through to

#### **En-Suite Shower Room**

With low level WC, pedestal wash hand basin and shower enclosure with a Mira thermostatically controlled shower, tiling to full height, ceiling light point, wall mounted radiator and autumn leaf obscure UPVC double glazed window to





front elevation

### Bedroom Two to Front 16' 4" x 10' 11" (4.98 x 3.33)

With five wall light points, coving to ceiling, wall mounted radiator and double glazed window to front elevation

### Bedroom Three to Front 12' 0" x 10' 11" (3.66 x 3.33)

With ceiling light point, coving to ceiling, wall mounted radiator, double glazed window to front elevation and double fitted wardrobes with matching top boxes and inset dressing table

### Bathroom to Rear 6' 10" x 5' 11" (2.08 x 1.8)

With three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with mixer tap and shower

attachment, wall mounted radiator, ceiling light point, tiling to full height and autumn leaf obscure double glazed window to rear elevation

### Rear Lobby

With ceiling light point, door to boiler cupboard housing Halstead floor standing boiler, shelving and doors radiating off to

### Utility Area 17' 10" x 7' 0" max (5.44 x 2.13)

With polycarbonate roof, obscure UPVC double glazed window, door to front and rear elevation, power point and plumbing for washing machine

### Garage 17' 7" x 8' 2" (5.36 x 2.49)

Having strip light to ceiling, double opening doors to front elevation and wall mounted electrical trip switch fuse board large

### Large Rear Garden

With crazy paved patio terrace extending to lawn area, boundary fencing to sides and rear, borders to edge stocked with an abundance of trees, shrubs and plants, cold water tap, greenhouse and timber built potting shed

### Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



# Energy Performance Certificate

7, Compton Close, SOLIHULL, B91 1HR

Dwelling type: Detached bungalow

Date of assessment: 02 December 2016

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Reference number: 0728-6989-7222-4766-7920

Type of assessment: RECAP, existing dwelling  
Total floor area: 84 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 5,556**

Over 3 years you could save **£ 2,361**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 183 over 3 years	You could save <b>£2,361</b> over 3 years
Heating	£ 3,309 over 3 years	£ 2,778 over 3 years	
Hot water	£ 1,184 over 3 years	£ 234 over 3 years	
	<b>Total</b> £ 5,556	<b>£3,195</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>			
<p>Very energy efficient (low heating costs)</p> <p>Band A (91-100)</p> <p>Band B (81-90)</p> <p>Band C (61-80)</p> <p>Band D (51-60)</p> <p>Band E (31-50)</p> <p>Band F (11-30)</p> <p>Band G (1-10)</p> <p>Very poor energy efficient (high heating costs)</p>			

Top actions you can take to save money and make your home more efficient

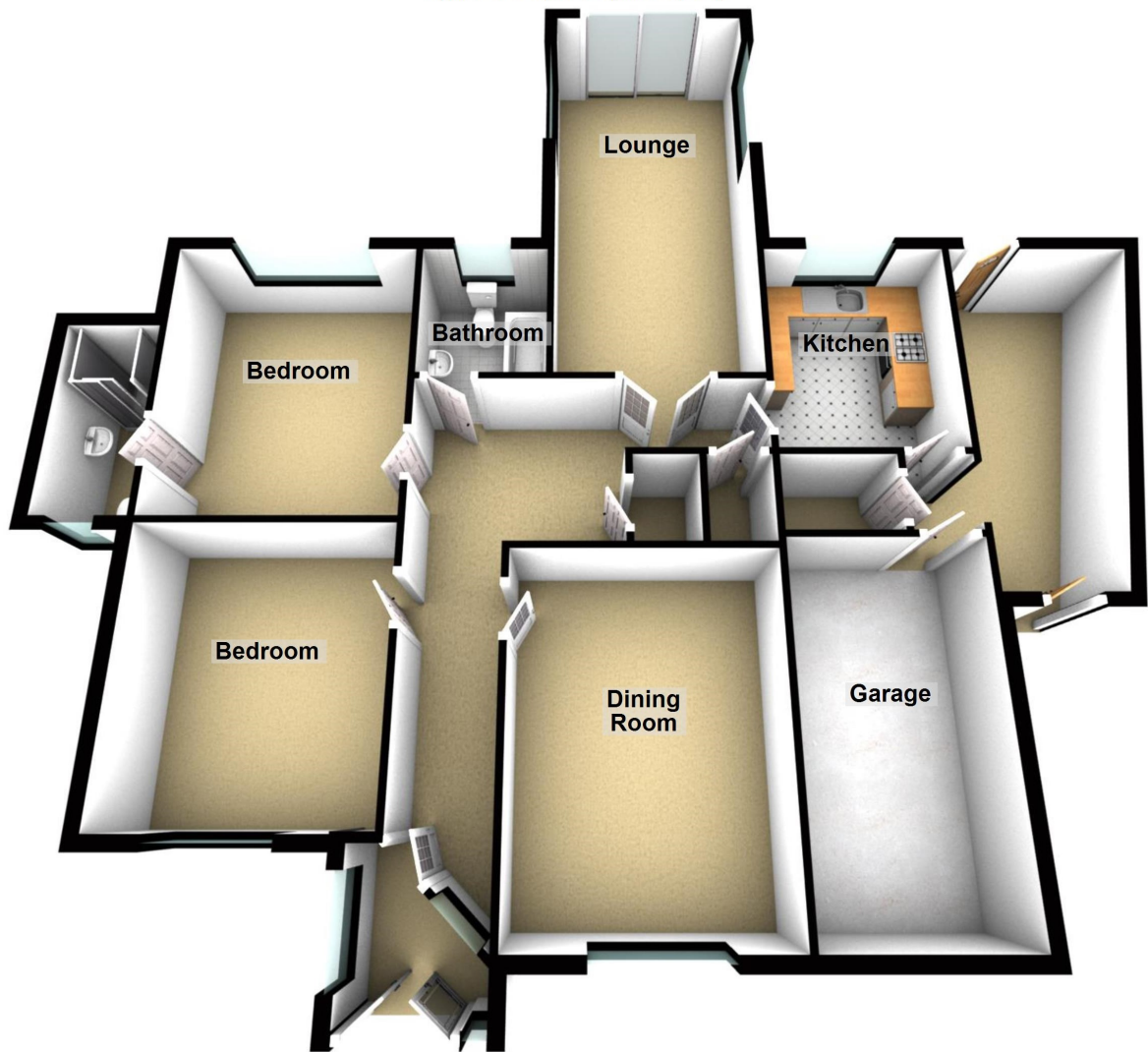
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (suspended floor)	£100 - £1,200	£ 291	Yes
2 Low energy lighting for all fixed outlets	£45	£ 150	
3 Replace boiler with new condensing boiler	£2,000 - £3,000	£ 1,768	

See page 3 for a full list of recommendations for this property.

We will not recommend the recommended measures and/or actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

## Ground Floor

Approx. 113.7 sq. metres (1223.3 sq. feet)



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