



**Bablake Croft**  
Solihull

- An Extremely Well Presented & Extended Semi Detached Property
- Three/Four Bedrooms
- Through Lounge Diner
- Extended Kitchen & Extended Family Room

**Offers Over £350,000**

Current EPC Rating 70 (C)  
Current Council Tax Band C





## Property Description

An extremely well presented and extended three/four bedroom semi detached property situated in a cul-de-sac location and briefly affording through lounge diner, extended kitchen with further extended family room and guest WC, bathroom, large rear garden with home office/gym, garage to rear, off-road parking and land to rear offering excellent potential for further extension (STPP)

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

### Entrance Hall

Lounge/Diner to Front - 7m (into bay) x 2.8m (22'11" x 9'2")

Dual Aspect Family Room/Bedroom Four - 4.7m x 2.8m (max) (15'5" x 9'2")

### Guest WC

Extended Kitchen to Rear - 3.7m x 2.7m (12'1" x 8'10")

Bedroom One to Front - 4.1m (into bay) x 2.8m (to wardrobes) (13'5" x 9'2")

Dual Aspect Bedroom Two to Rear - 4.7m x 2.9m (max) (15'5" x 9'6")

Bedroom Three to Rear - 2.7m x 1.7m (8'10" x 5'6")

Family Bathroom to Rear - 2m x 1.8m (6'6" x 5'10")

Home Office/Gym - 5.8m x 5.1m (max) (19'0" x 16'8")

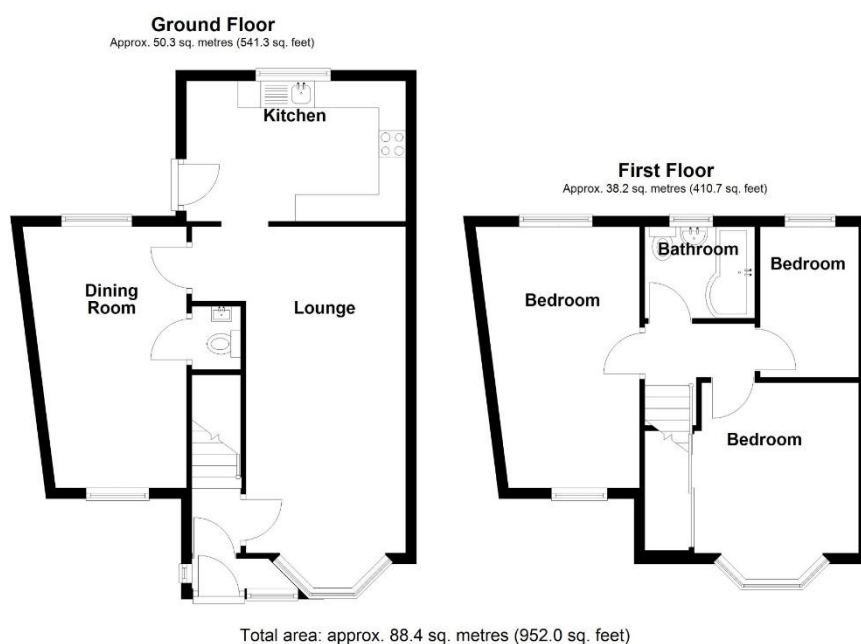
Rear Garage - 5.3m x 2.6m (17'4" x 8'6")

### Land To Rear

Situated to the rear of the home office/gym is a piece of land offering potential for development (STPP)

### 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 Nigel Hodges. Current council tax band – C



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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.