

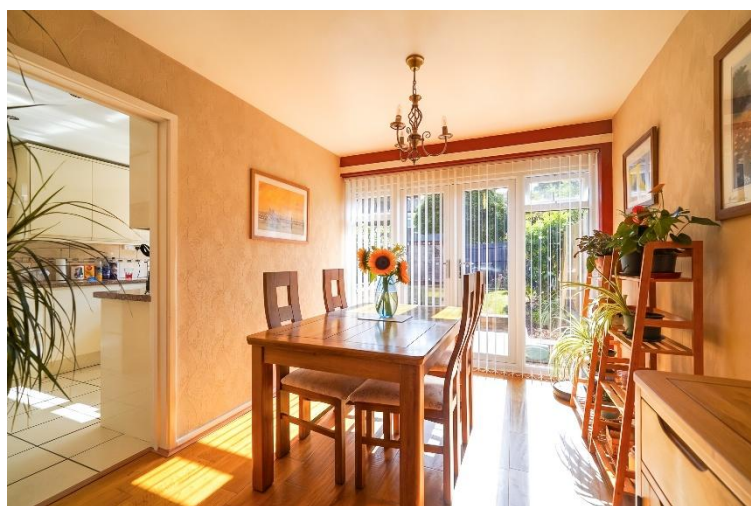


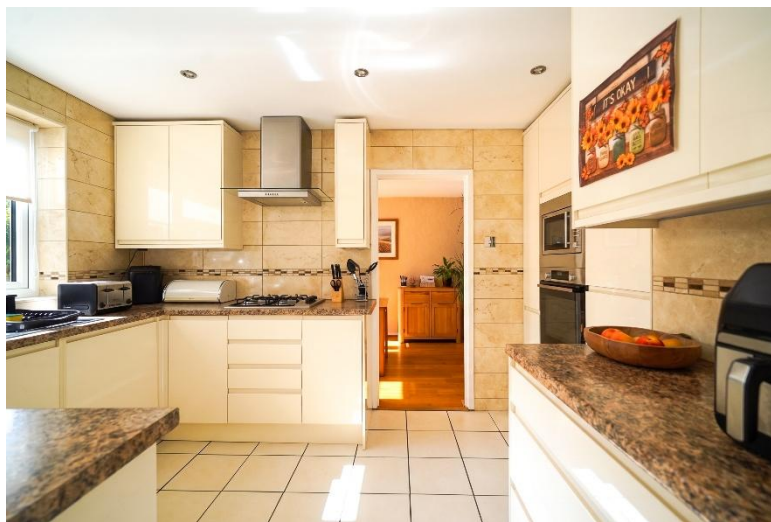
Eastfield Drive Solihull

- A Well Presented Three Bedroom Link Detached Property
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room with Guest W.C
- Private Well Presented Rear Garden

£385,000

Current EPC Rating - B
Current Council Tax Band - D





Property Description

An extremely well presented three bedroom link-detached property briefly affording lounge, dining room, modern kitchen, utility with guest WC, family bathroom, private well presented rear garden, garage, off-road parking, UPVC double glazing and gas central heating

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 5.4m x 4.2m (17'8" x 13'9")

Dining Room to Rear 3.4m x 2.6m (11'1" x 8'6")

Modern Kitchen to Rear 3.1m x 2.6m (10'2" x 8'6")

Utility Room to Rear 2.6m x 2.1m (8'6" x 6'10")

Guest WC

Bedroom One to Front 3.6m (to wardrobes) x 3.4m (11'9" x 11'1")

Bedroom Two to Rear 3.2m x 3.5m (10'5" x 11'5")

Bedroom Three to Front 2.5m x 2.3m (8'2" x 7'6")

Family Bathroom to Side 2.2m x 1.6m (7'2" x 5'2")

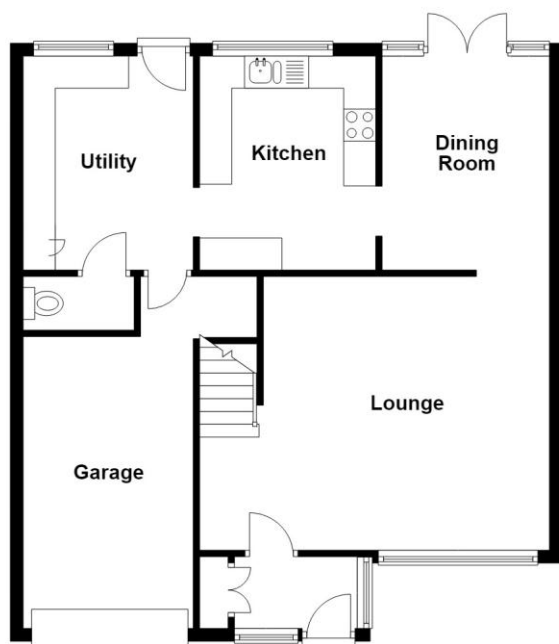
Garage 6.5m x 2.7m (21'3" x 8'10")

Tenure

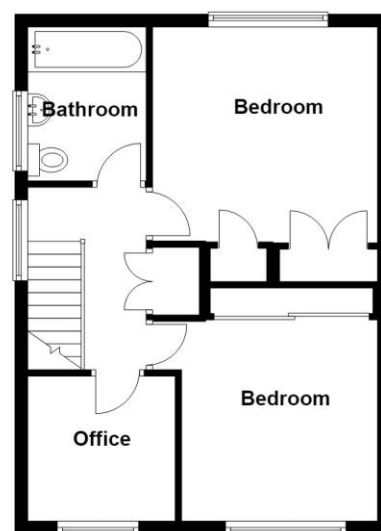
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



Ground Floor
Approx. 750.4 sq. feet



First Floor
Approx. 453.1 sq. feet



Total area: approx. 1203.5 sq. feet

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 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.