



smarthomes

Broadwell Road

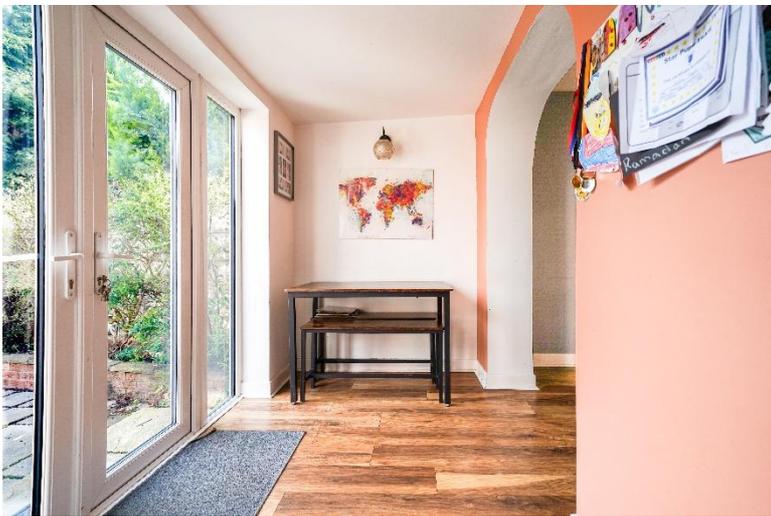
Solihull

- A Spacious Three Bedroom Family Home
- Lounge, Sitting/Dining Room and Fitted Kitchen
- Family Bathroom & Utility/Guest W.C
- Low Maintenance Rear Garden

£350,000

Current EPC Rating - D
Current Council Tax Band - C





Property Description

An extremely well presented and extended three bedroom semi-detached property offering two spacious reception rooms, extended kitchen, guest W.C, utility room, family bathroom, useable loft space, low maintenance rear garden 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

Lounge to Front 5.7m x 3.4m (into bay) (18'8" x 11'1")

Sitting Room 3.9m x 3.8m (12'9" x 12'5")

Extended Dining Room 3.5m x 1.7m (11'5" x 5'6")

Extended Kitchen to Rear 3.5m x 2.9m (11'5" x 9'6")

Guest WC & Utility Room to Side 2.9m x 1.1m (9'6" x 3'7")

Bedroom One to Rear 3.9m x 3.2m (12'9" x 10'5")

Bedroom Two to Front 3.2m x 3m (10'5" x 9'10")

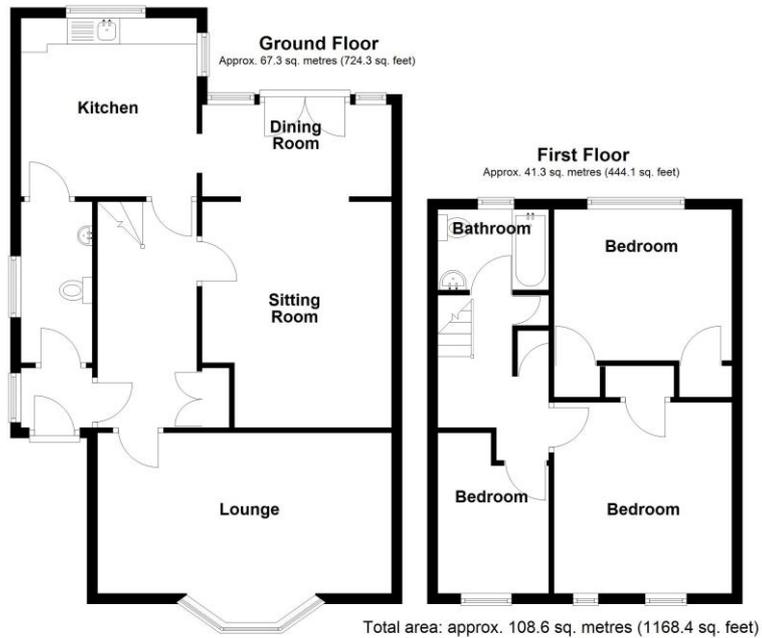
Bedroom Three to Rear 3m x 2.4m (9'10" x 7'10")

Family Bathroom to Rear 2.4m x 1.6m (7'10" x 5'2")

Useable Loft Space 6m x 4.2m (max) (19'8" x 13'9")
(With some head height restriction)

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 – 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 and 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.