



smarthomes

**Stoneleigh Road**

Solihull

- A Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen/Diner, Utility Room & Family Bathroom
- Mature Westerly Facing Rear Garden
- Two Spacious Reception Rooms

**Offers Over £650,000**

Current EPC Rating - C  
Current Council Tax Band - F

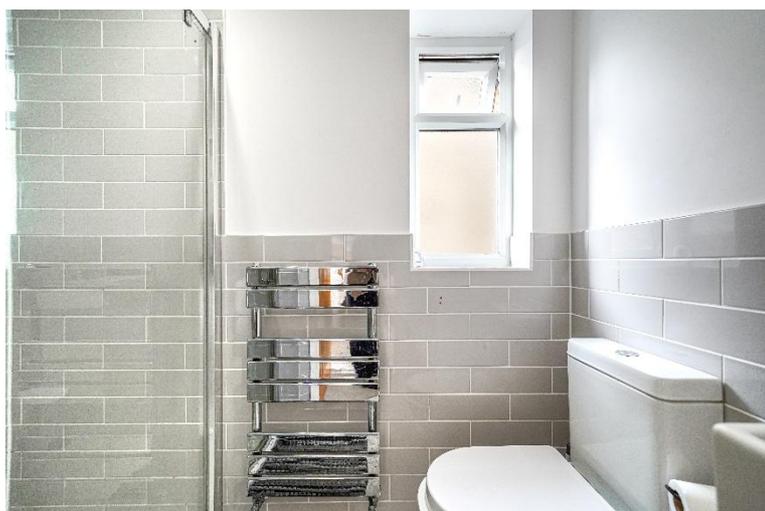
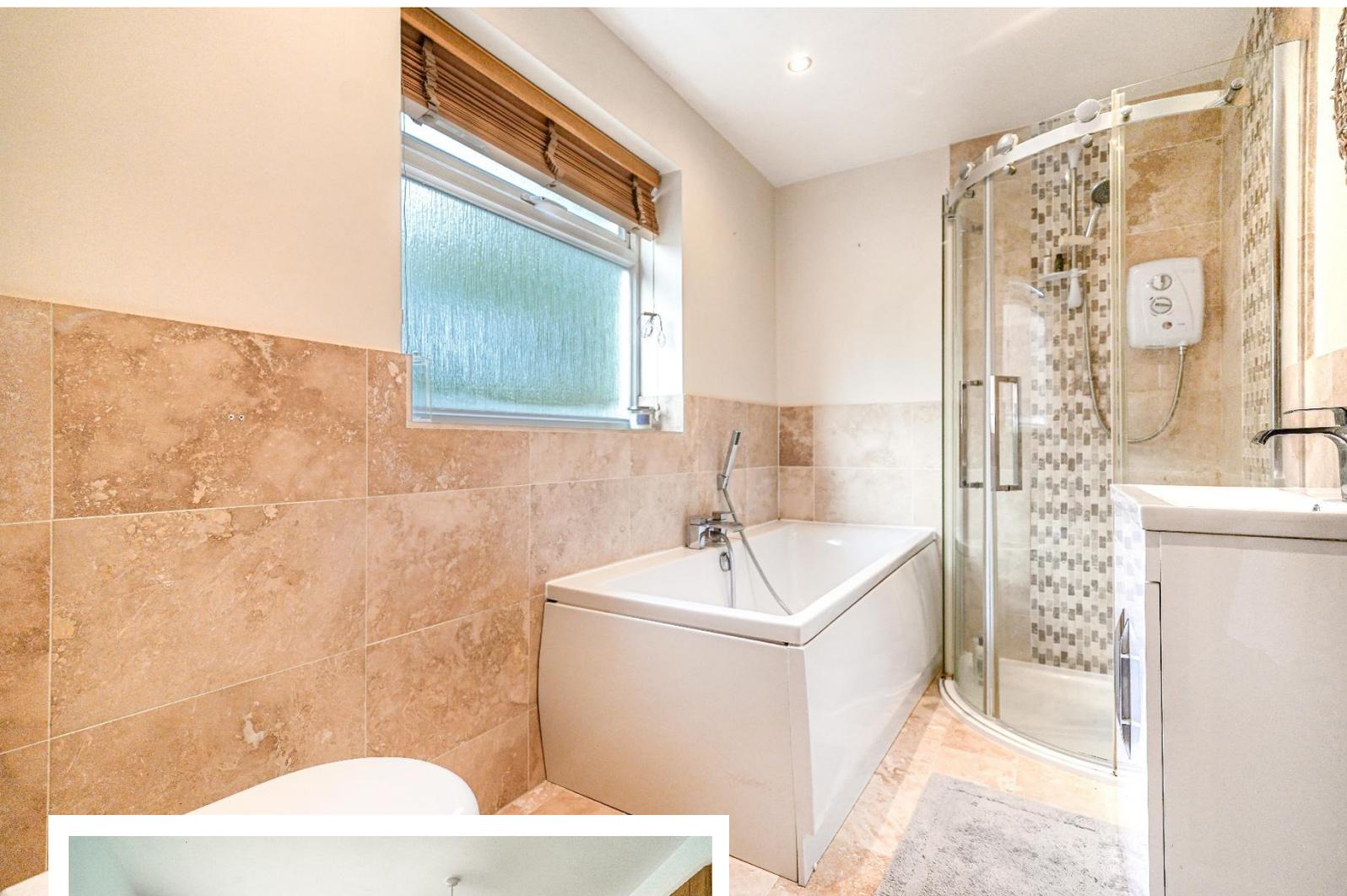




## Property Description

An extremely well presented and extended detached property situated in a cul-de-sac location and briefly affording four double bedrooms, spacious through lounge, games room, re-fitted dining kitchen, utility room, guest W.C, re-fitted en-suite shower room, four piece family bathroom, private Westerly facing 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 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 5.3m x 3.4m (17'4" x 11'1")

Games Room to Front 4.9m x 4.3m (16'0" x 14'1")

Re-Fitted Dining Kitchen to Rear 5.4m x 2.9m (17'8" x 9'6")

Utility Room 3.7m x 1.6m (12'1" x 5'2")

Master Bedroom to Front 3.4m x 3.2m (11'1" x 10'5")

Bedroom Two to Rear 4m (to wardrobes) x 3m (13'1" x 9'10")

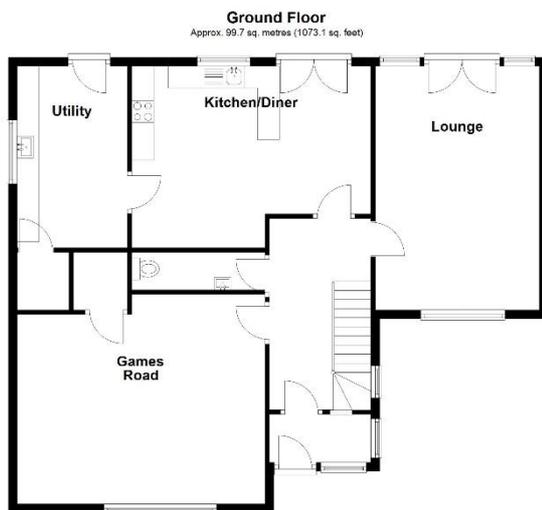
Bedroom Three to Front 3.6m x 2.3m (11'9" x 7'6")

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

### 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 – F



Total area: approx. 161.0 sq. metres (1732.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.