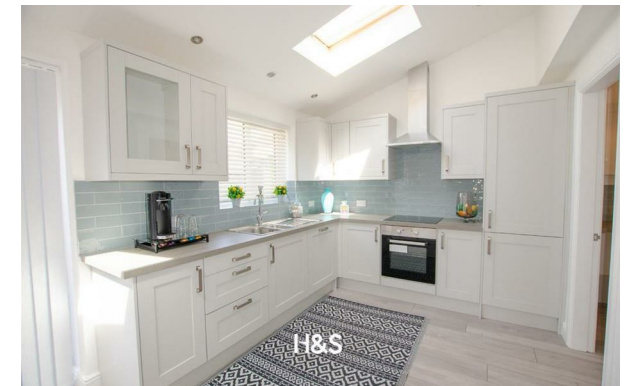


Horton & Senate



86 Slater Road, Bentley Heath, Solihull, B93 8AJ

£420,000

- REFURBISHED THROUGHOUT
- HOME OFFICE
- PRIVATE REAR GARDEN
- OPEN PLAN KITCHEN DINER
- THREE LARGE BEDROOMS
- MUST VIEW!
- UTILITY ROOM
- GUEST WC

86 Slater Road, Solihull B93 8AJ

A fantastic opportunity to purchase a property that has been extended and refurbished! The property comprises of three large bedrooms, an open plan kitchen diner, utility, office, lounge and front and rear gardens. This is a must view!

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Council Tax Band: C



APPROACH

The property is set back from the road and there is a front garden with a path leading to the porch and there is access to the rear garden.

GROUND FLOOR

HALL

There are stairs leading to the first floor landing, guest wc, doors to the ground floor rooms and a cupboard housing the central heating boiler.

LOUNGE

12'1" x 13'5"

There is a double glazed window to the front, central heating radiator and feature light fitting

OPEN PLAN KITCHEN/DINER

19'0" max x 17'8" max

A stunning open plan area that is perfect for entertaining. The rear part of the property has been thoughtfully designed to provide an ideal entertaining and family space. The new kitchen comprises of a range of wall an floor base units with an integrated dishwasher, oven and hob with extractor over. There is a door to the utility room which has plumbing for a washing machine and space for a tumble dryer. The dining area has patio doors leading to the rear garden and access to the office/play room.

OFFICE/PLAY ROOM

6'6" x 7'2"

A versatile room that can be used as an office or play room.

FIRST FLOOR

LANDING

Doors leading to the first floor rooms

BEDROOM ONE

13'5" x 11'9"

A double bedroom with a double glazed window to the front and a central heating radiator.

BEDROOM TWO

15'8" x 7'6"

Another double bedroom with a double glazed window to the rear, built in cupboard and a central heating radiator.

BEDROOM THREE

7'10" x 8'10"

A larger than average single bedroom with a double glazed window to the front and a central heating radiator.

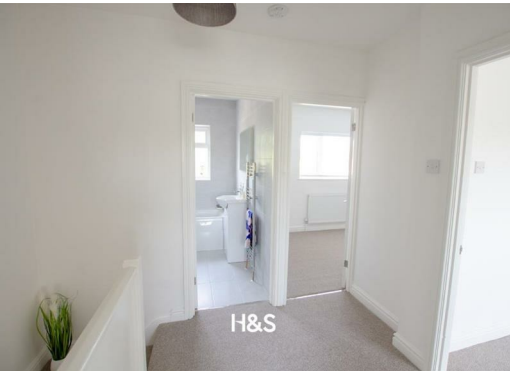
FAMILY BATHROOM

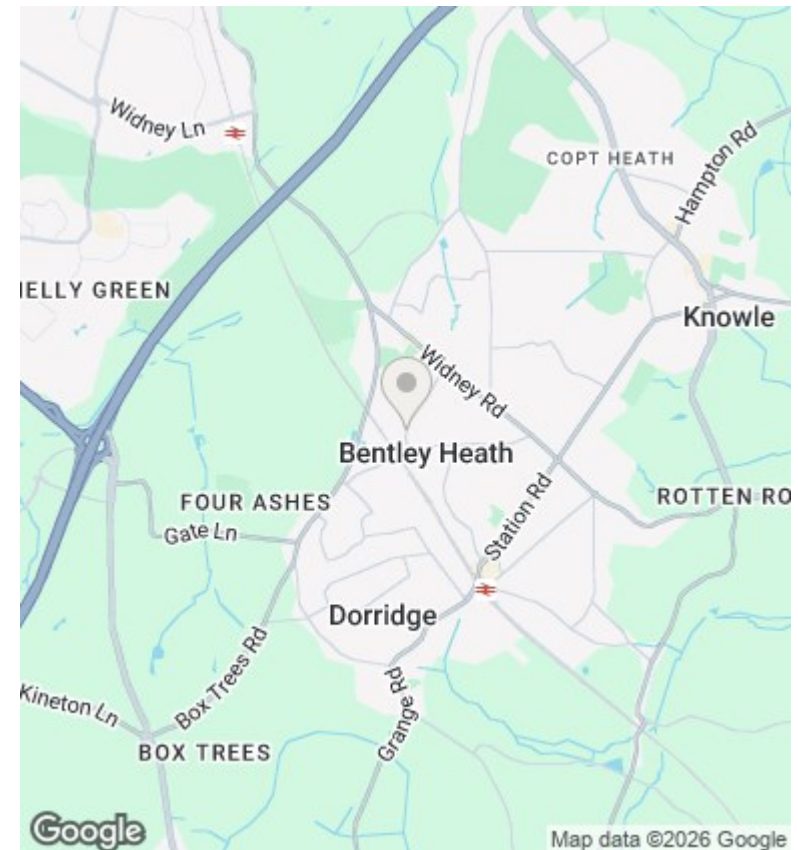
The refitted family bathroom comprises of a bath, sink, wc and a stand alone enclosed shower cubicle. There is tiling to the floor and walls and a double glazed window to the rear.

REAR GARDEN

The private rear garden has a slabbed patio area leading to a lawn with mature shrubs and bushes to the boundaries. There is access to the front of the property via an alley.







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 