



smarthomes

Woodside Way

Solihull

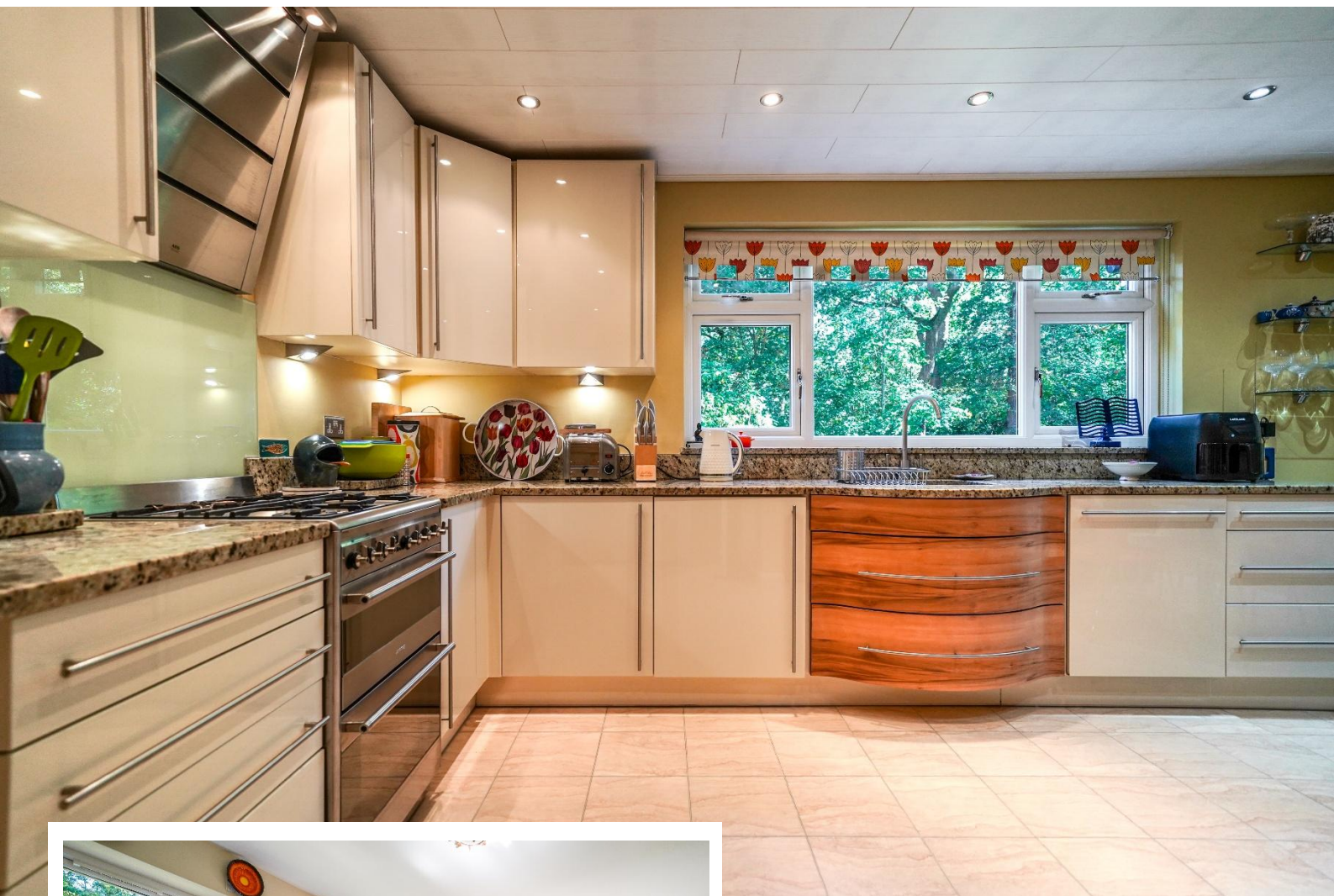
- An Architect Designed Three/Four Bedroom Detached Property
- Generous Plot Of 2/3 Of An Acre
- Three Reception Rooms & Garden Room
- Bespoke Breakfast Kitchen
- Flexible Living
- Utility Room & Guest WC

£800,000

Current EPC Rating 66 (D)

Current Council Tax Band G

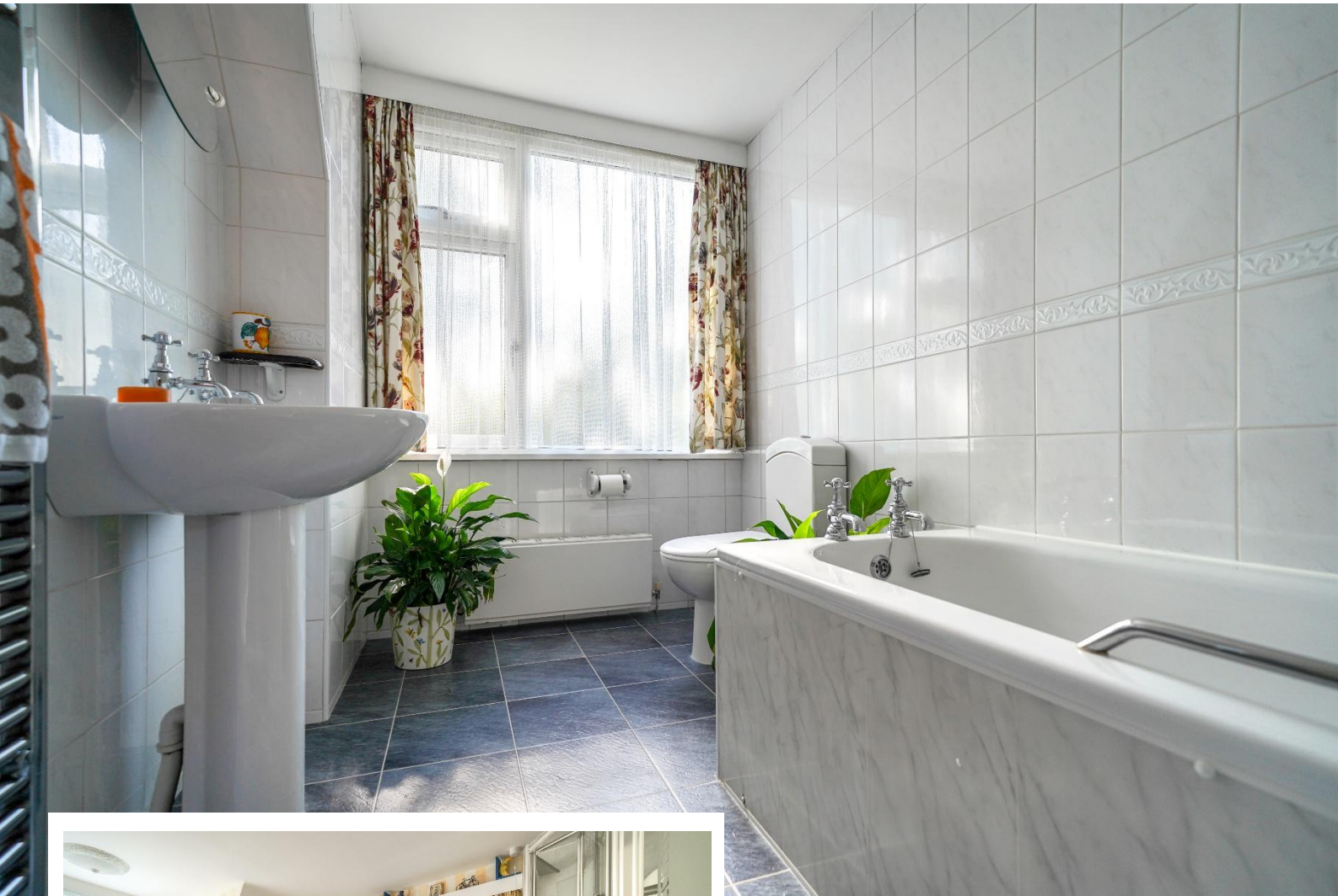




Property Description

An architect designed three/four bedroom detached property situated on a very generous plot of 2/3 of an acre and offering fantastic potential, three reception rooms, garden room, bespoke breakfast kitchen, utility room, guest WC, master bedroom with shower, family bathroom, rear garden, detached garage 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

Entrance Hall

Guest WC

Office to Front - 3.2m x 3m (10'5" x 9'10")

Reception Room Two to Side - 4.7m x 3m (15'5" x 9'10")

Reception Room Three to Front - 5m x 3.9m (16'4" x 12'9")

Garden Room to Rear - 4.8m x 3.2m (15'8" x 10'5")

Breakfast Kitchen to Rear - 5.1m x 3.6m (16'8" x 11'9")

Utility Room to Rear - 4.2m x 2m (13'9" x 6'6")

Bedroom One to Front - 4.2m x 3.2m (13'9" x 10'5")

Bedroom Two to Side - 3.2m x 2.6m (10'5" x 8'6")

Bedroom Three to Rear - 4.3m x 2.7m (14'1" x 8'10")

Family Bathroom to Side - 3.2m x 1.9m (10'5" x 6'2")

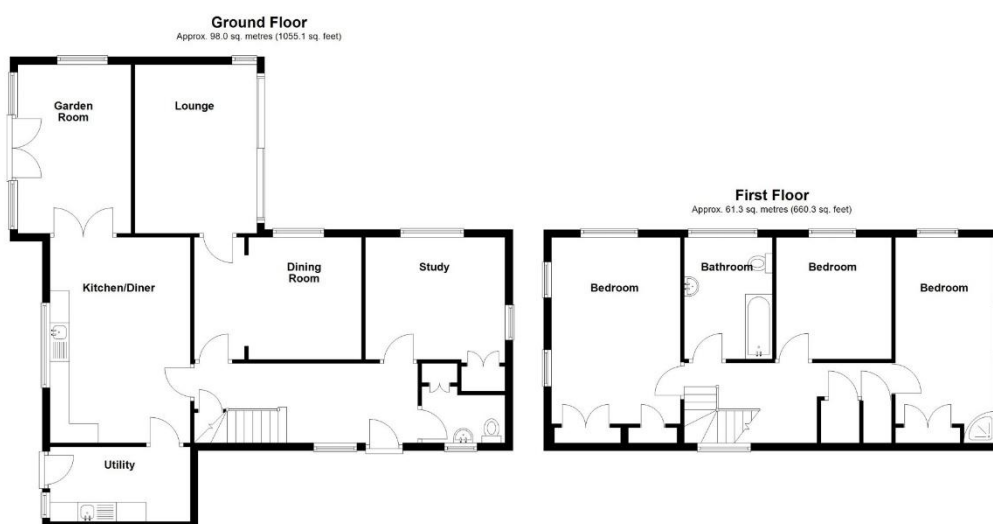
Detached Garage - 5m x 3.2m (16'4" x 10'5")

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 – G



Total area: approx. 159.4 sq. metres (1715.3 sq. feet)

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Road Shirley
Solihull B90 3DN

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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.