



smarthomes

Leam Crescent

Solihull

- A Very Well Presented & Extended Semi-Detached Property
- Three Bedrooms
- Through Lounge/Diner
- Extended Kitchen Diner/Family Room

£375,000

Current EPC Rating - C
Current Council Tax Band - D





Property Description

A very well presented extended semi-detached property briefly affording three bedrooms, through lounge diner, extended kitchen diner/family room, conservatory, family bathroom, private south easterly facing rear garden with summerhouse, 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

Entrance Hall

Through Lounge Diner to Front - 7.7m x 3.5m (25'3" x 11'5")

Conservatory to Rear

Extended Kitchen Diner/Family Room to Rear - 7.6m x 4.8m (max)
(24'11" x 15'8")

Bedroom One to Rear - 3.6m x 2.9m (to wardrobes) (11'9" x 9'6")

Bedroom Two to Front - 4m (into bay) x 3.5m (13'1" x 11'5")

Bedroom Three to Front - 2.4m x 1.8m (7'10" x 5'10")

Bathroom to Rear - 2.1m x 1.6m (6'10" x 5'2")

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

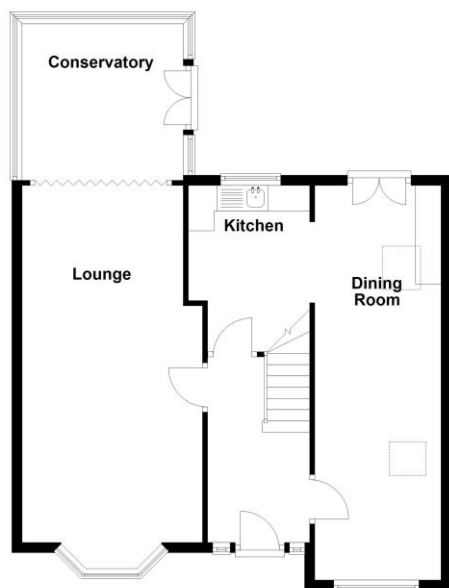
EPC supplied by Nigel Hodges

Current council tax band – D



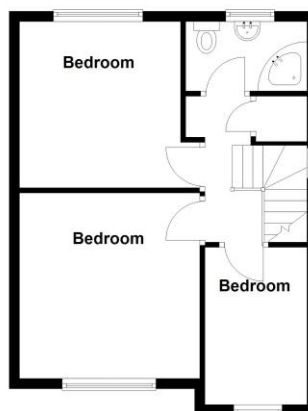
Ground Floor

Approx. 69.2 sq. metres (744.9 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.4 sq. feet)



Total area: approx. 109.5 sq. metres (1178.3 sq. feet)

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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 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.