



smarthomes

Charingworth Road

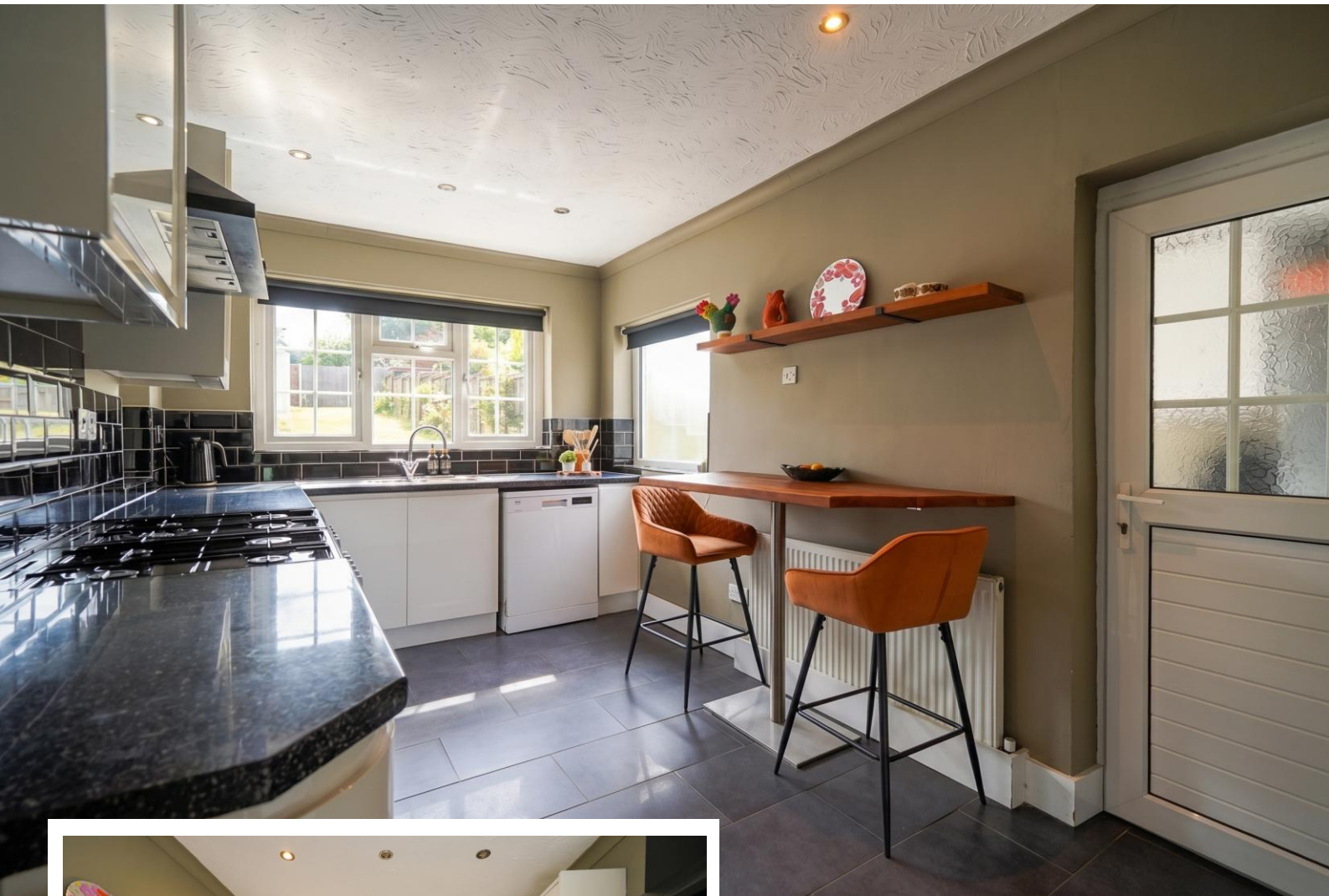
Solihull

- A Beautifully Presented Three Bedroom Family Home
- Extended & Re-Fitted Kitchen & Spacious Lounge/Diner
- Extensive Southern Facing Rear Garden, Garage & Driveway
- Re-Fitted Family Bathroom & Warm Roof Conservatory

£400,000

Current EPC Rating - D
Current Council Tax Band - C

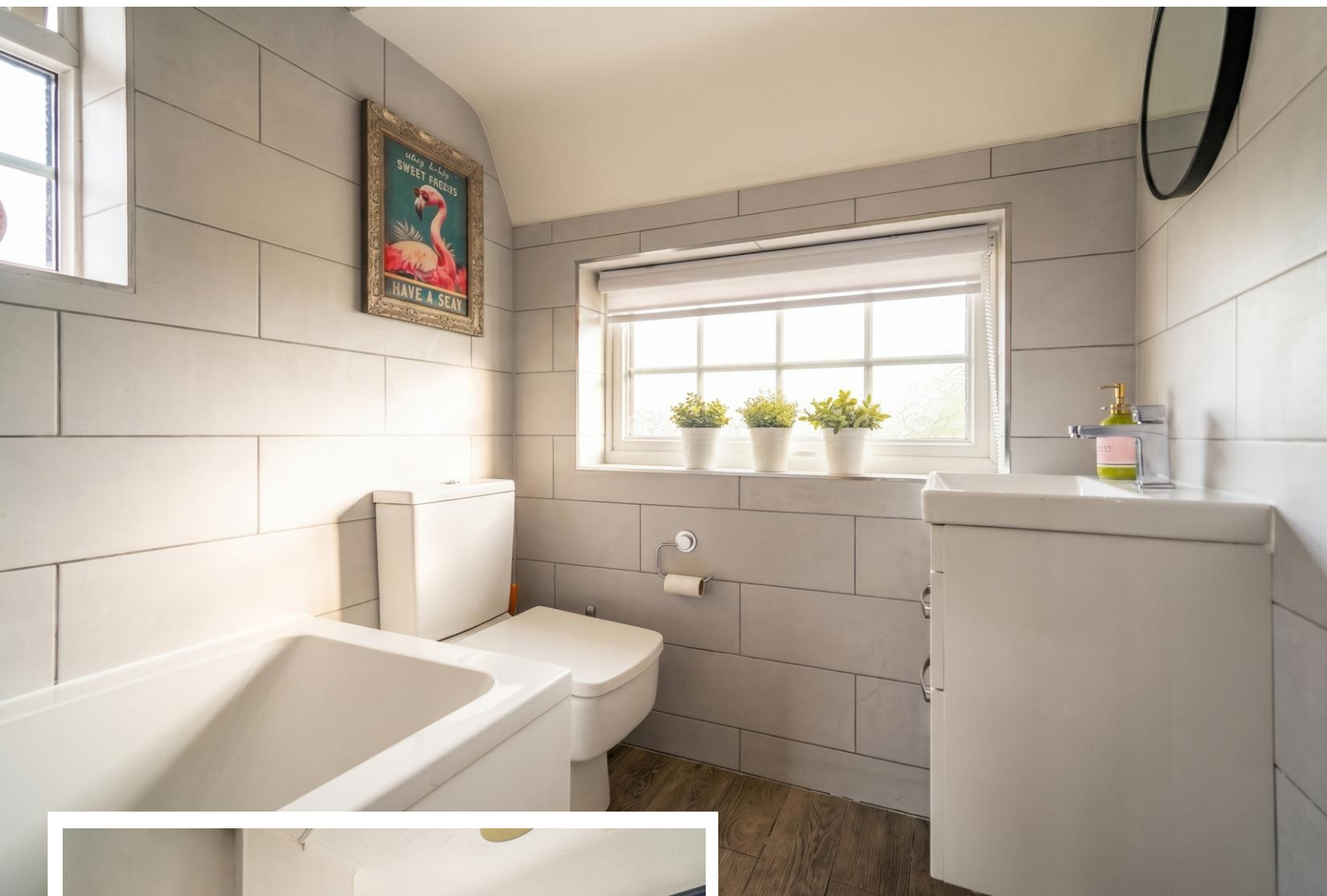




Property Description

An extremely well presented and extended semi-detached family home situated in a most convenient location. Offering accommodation comprising a welcoming entrance hallway, spacious lounge/diner, warm roof conservatory, extended & re-fitted kitchen, utility room, three good size bedrooms, versatile fully boarded loft space, re-fitted family bathroom, extensive Southerly facing rear garden, side garage and driveway 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

Spacious Lounge/Diner 7m x 3m (22'11" x 9'10")

Warm Roof Conservatory 3.9m x 2.8m (12'9" x 9'2")

Extended Re-Fitted Kitchen to Rear 4.1m x 2.5m (13'5" x 8'2")

Utility Room 2.4m x 1.4m (7'10" x 4'7")

Bedroom One to Front 3.6m x 2.4m (11'9" x 7'10")

Bedroom Two to Rear 3.1m x 2.4m (10'2" x 7'10")

Bedroom Three to Rear 2.5m x 2.2m (8'2" x 7'2")

Re-Fitted Family Bathroom 2.2m x 1.6m (7'2" x 5'2")

Versatile Loft Space

Side Garage 4.5m x 2.2m (14'9" x 7'2")

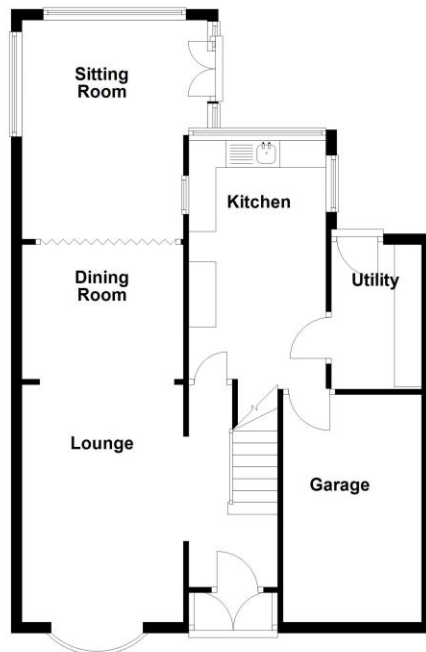
Tenure

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 – C



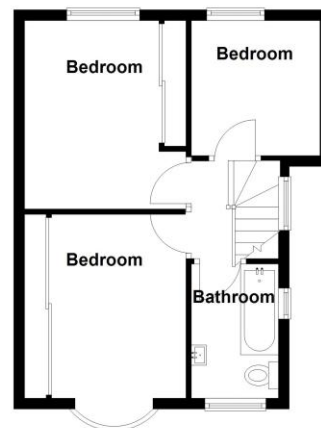
Ground Floor

Approx. 70.4 sq. metres (757.7 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.4 sq. feet)



Total area: approx. 105.4 sq. metres (1134.0 sq. feet)

316 Stratford Road
Shirley
Solihull
B90 3DN

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.