



smarthomes

Faulkner Road

Solihull

- A Well Presented Three Bedroom Semi Detached Family Home
- Two Reception Rooms
- Re-Fitted Contemporary Kitchen
- Re-Fitted Family Shower Room

£300,000

Current EPC Rating - 72 (C)
Current Council Tax Band - C

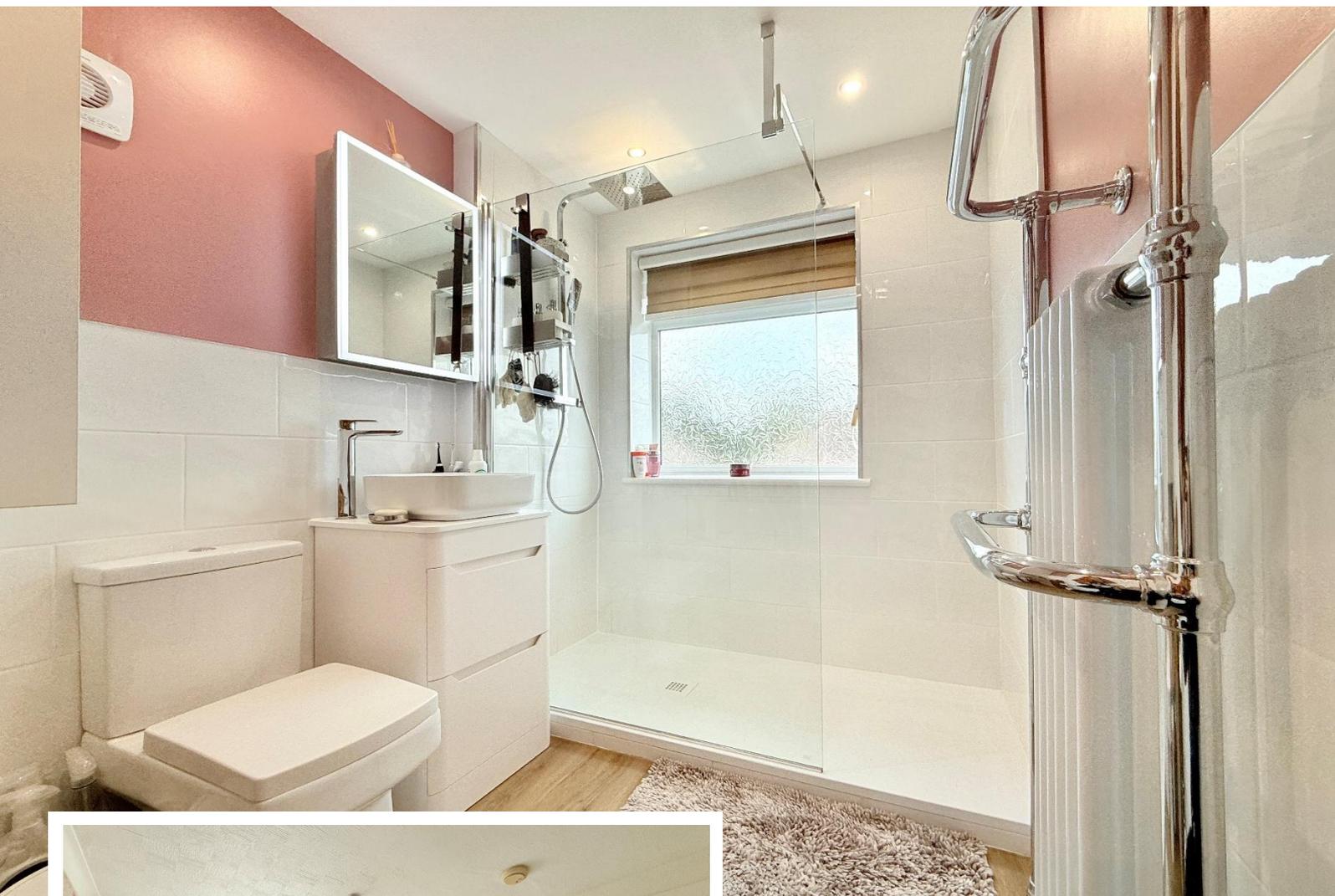




Property Description

A well presented semi detached family home benefitting from three bedrooms, two reception rooms, re-fitted contemporary kitchen, re-fitted family shower room, rear garden, 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

Lounge to Front - 4.47m x 3.12m (14'8" x 10'3")

Dining Room to Rear - 3.96m x 3.15m (13'0" x 10'4")

Kitchen to Rear - 3.84m x 1.73m (12'7" x 5'8")

Bedroom One to Front - 4.57m x 3.23m (15'0" x 10'7")

Bedroom Two to Rear - 3.76m x 2.92m (12'4" x 9'7")

Bedroom Three to Front - 2.49m x 1.83m (8'2" x 6'0")

Re-Fitted Family Shower Room to Rear - 2.51m x 1.75m (8'3" x 5'9")

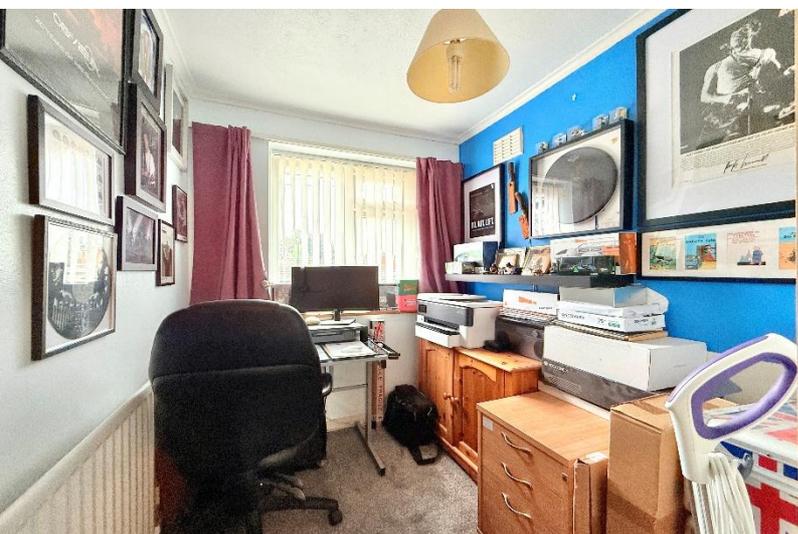
Garage - 2.31m x 5.56m (7'7" x 18'3")

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

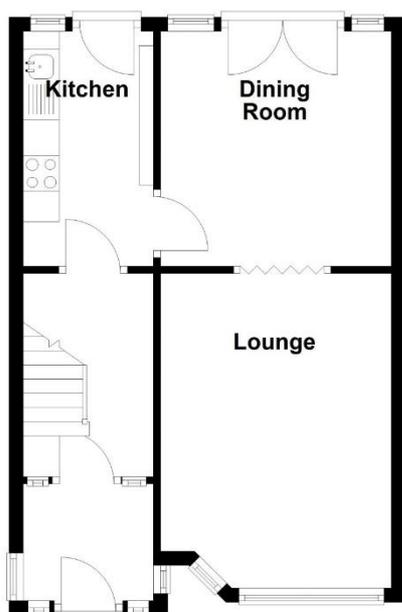
EPC supplied by Nigel Hodges

Current council tax band – C



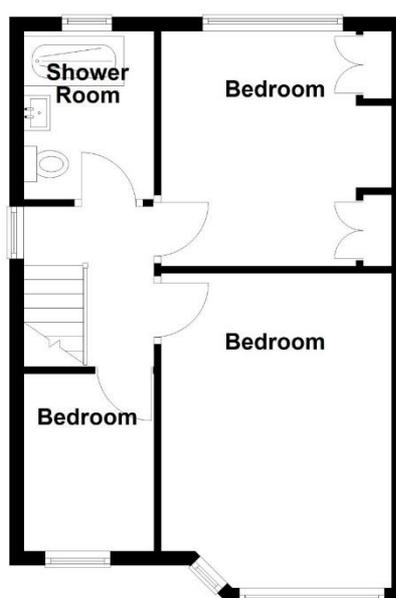
Ground Floor

Approx. 40.4 sq. metres (434.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 79.5 sq. metres (855.8 sq. feet)

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Solihull
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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.