



smarthomes

## Ulverley Green Road

Solihull

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Family Bathroom
- Private Mature Rear Garden & Driveway Parking
- Through Lounge/Diner, Utility Room & Shower Room

**£400,000**

Current EPC Rating - D  
Current Council Tax Band - D

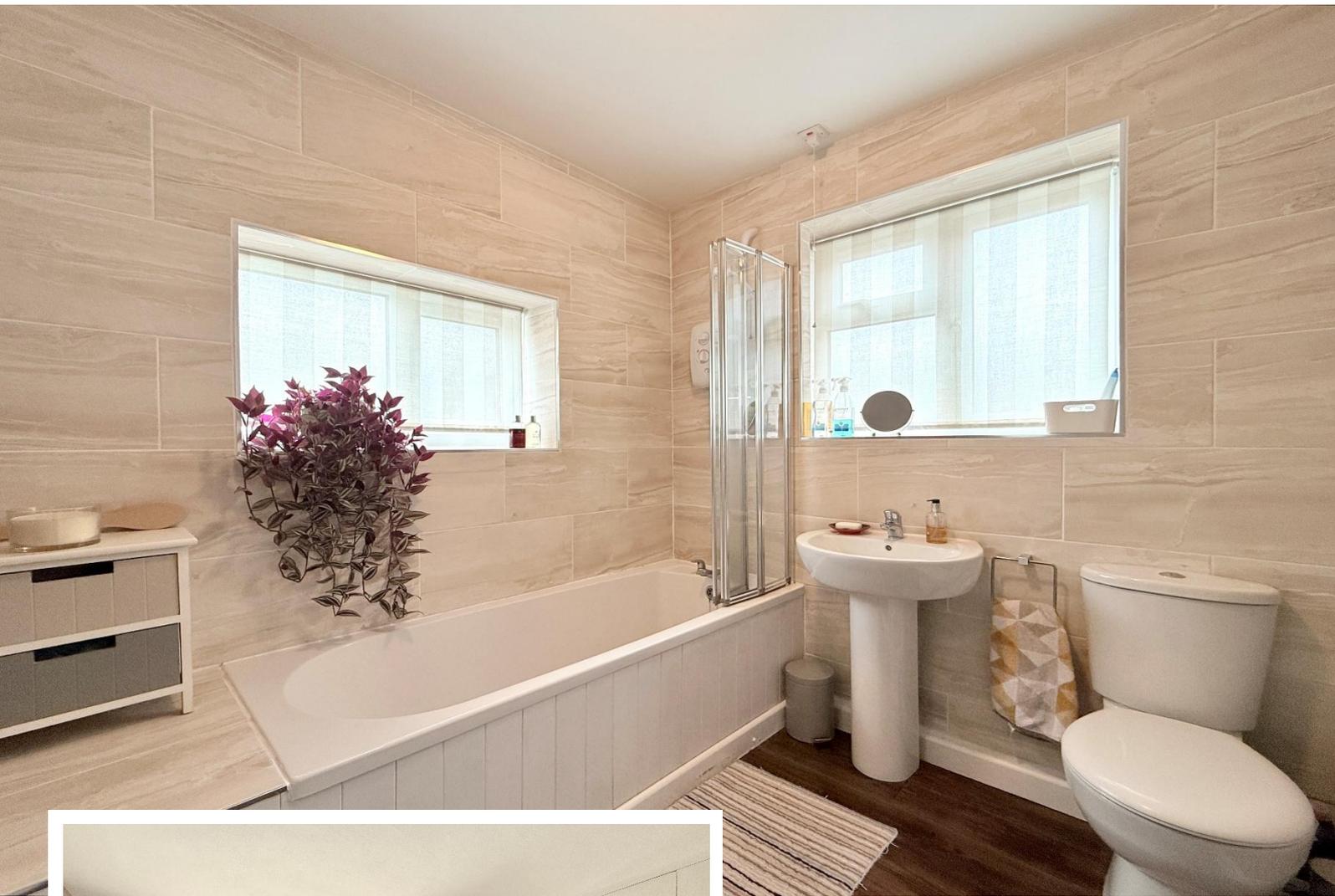




## Property Description

A detached three bedroom family home offering three bedrooms, dual aspect lounge/diner, modern breakfast kitchen, utility room, ground floor shower room, office/study, family bathroom, private mature rear garden and ample 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

Dual Aspect Lounge/Diner 3.05m x 5.51m (10'0" x 18'1")

Breakfast Kitchen to Rear 3.1m x 3.73m (10'2" x 12'3")

Office/Study to Front 3.35m x 2.18m (11'0" x 7'2")

Utility Room 1.93m x 2.24m (6'4" x 7'4")

Ground Floor Shower Room 1.22m x 1.96m (4'0" x 6'5" (into shower)

Bedroom One to Front 4.37m x 3.07m (14'4" (max) x 10'1" (max)

Bedroom Two to Rear 3.68m x 3.05m (12'1" x 10'0")

Bedroom Three to Rear 3.05m x 2.18m (10'0" x 7'2")

Family Bathroom to Front 2.03m x 2.21m (6'8" x 7'3")

### Tenure

We are advised by the vendor that the property is currently leasehold but will be sold with the benefit of the freehold upon completion, 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 – D



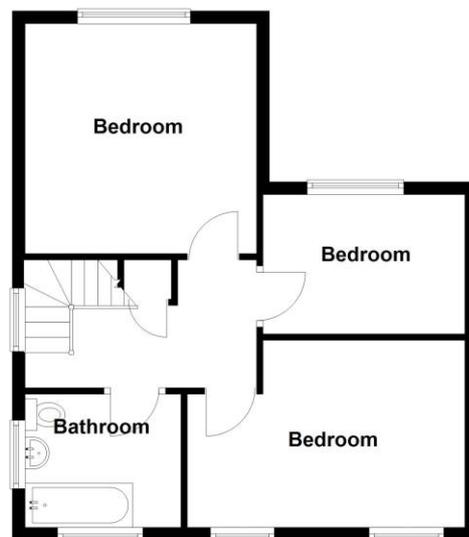
**Ground Floor**

Approx. 54.6 sq. metres (587.6 sq. feet)



**First Floor**

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 100.4 sq. metres (1080.6 sq. feet)

316 Stratford Road  
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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.