



smarthomes

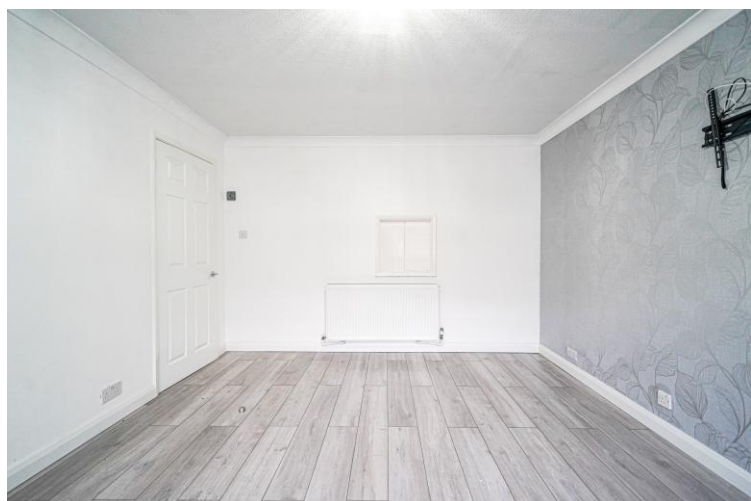
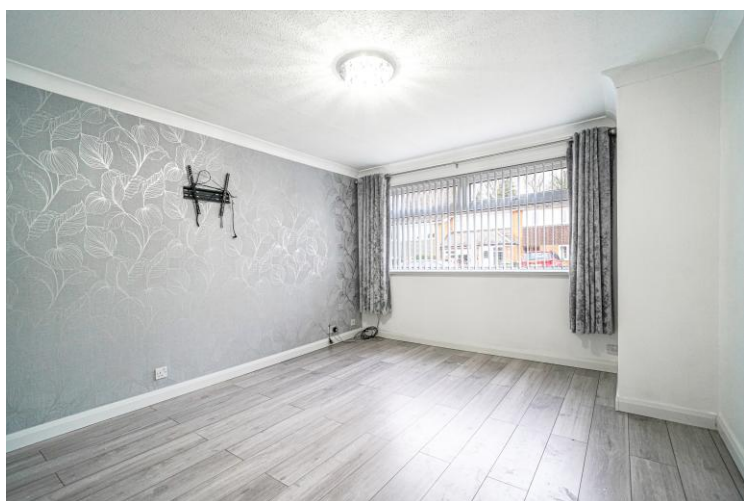
**Masons Way**

Solihull

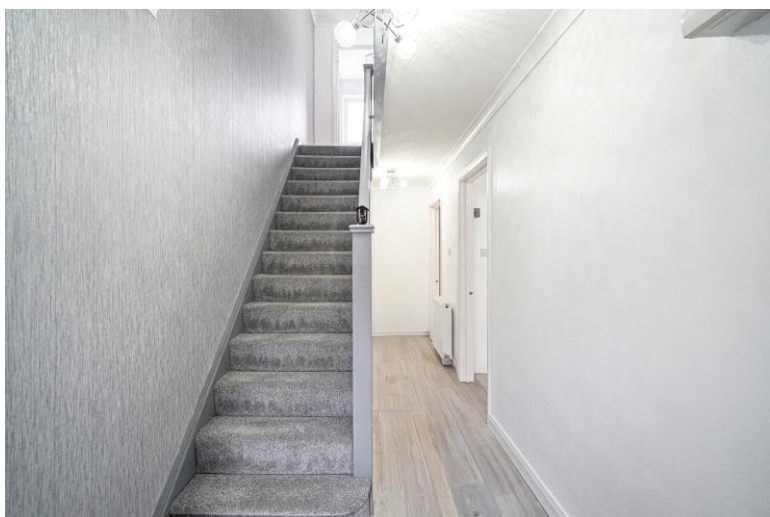
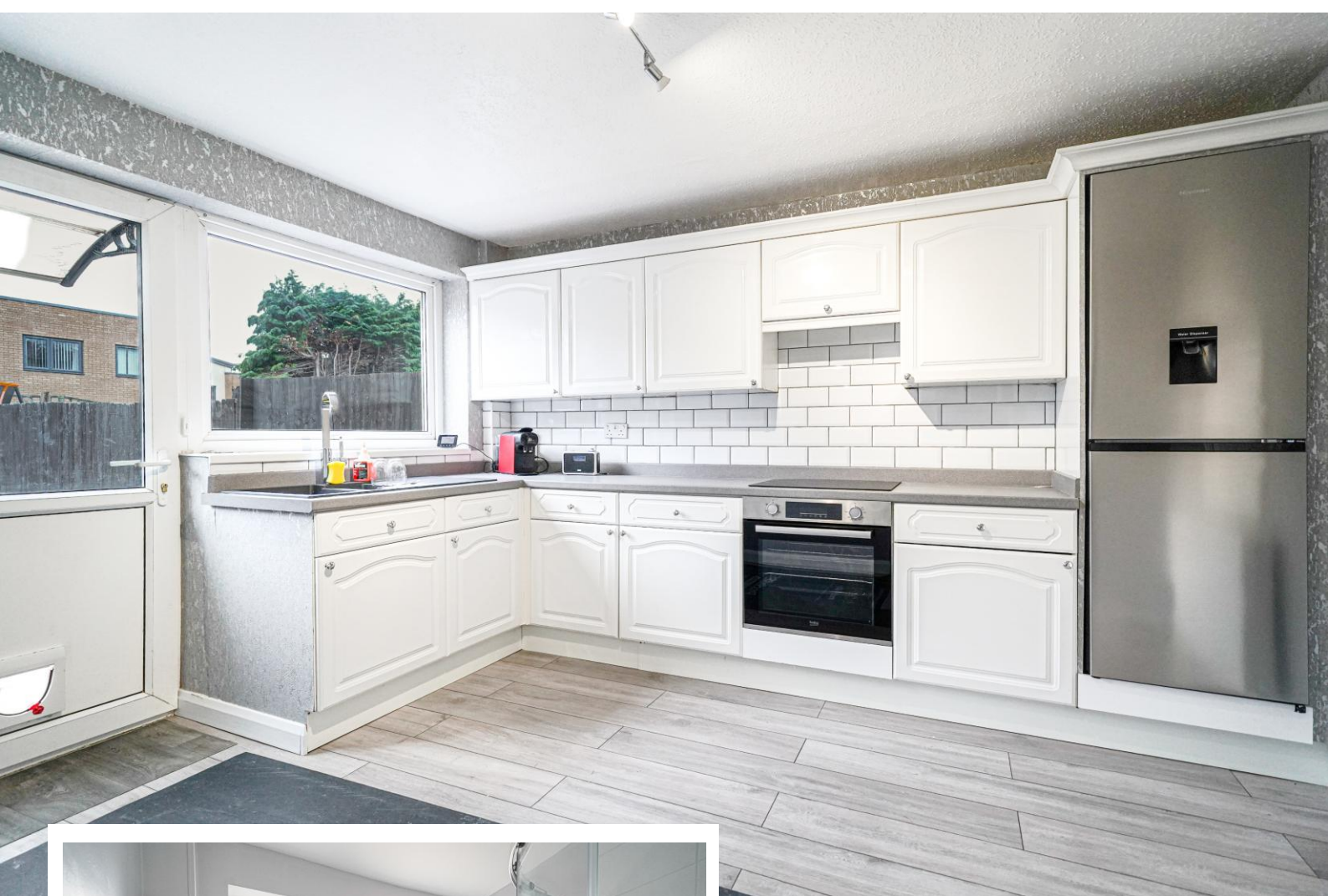
- A Recently Renovated Three Bedroom Mid Terraced Property
- Lounge
- Breakfast Kitchen
- Family Bathroom & Ground Floor Shower Room
- Low Maintenance Southerly Facing Rear Garden
- No Upward Chain

**Offers Over £270,000**

Current EPC Rating - 70 (C)  
Current Council Tax Band - C



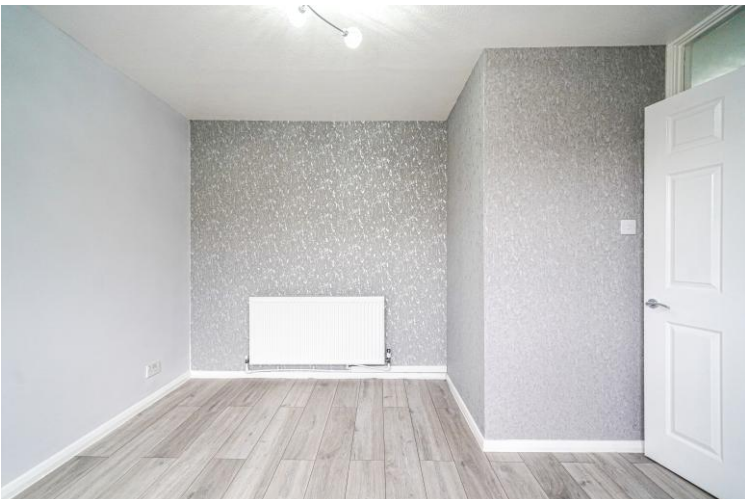
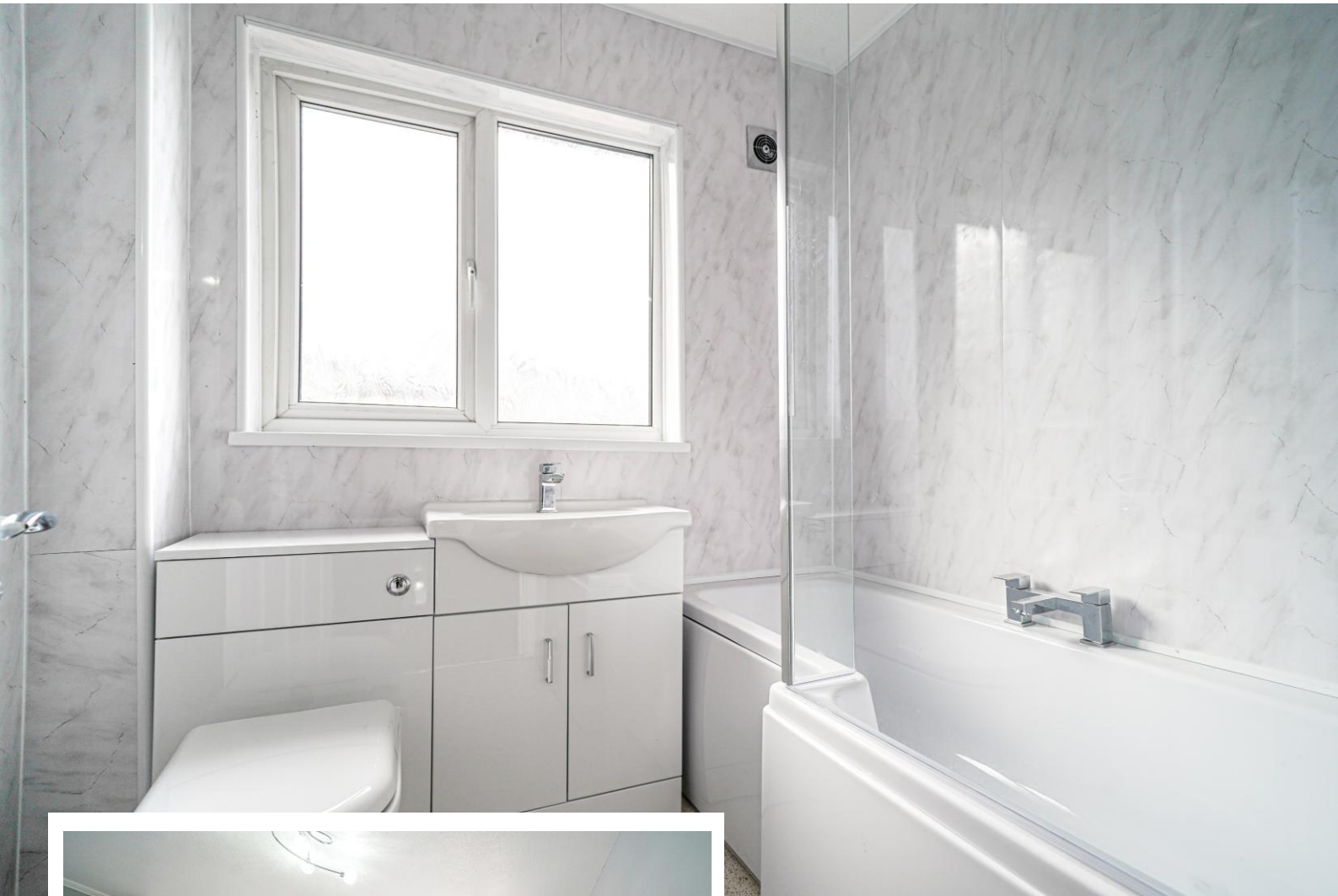




## Property Description

A beautifully presented and recently renovated mid-terraced property offered for sale with no upward chain. The property benefits from a newly installed gas central heating system including boiler and radiators and offers accommodation comprising three bedrooms, lounge, breakfast kitchen, ground floor shower room, family bathroom, low maintenance Southerly facing garden 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 - 4.19m x 3.35m (13'9" x 11'0")

Breakfast Kitchen to Rear - 3.68m x 2.92m (12'1" x 9'7")

Ground Floor Shower Room - 2.01m x 1.75m (6'7" x 5'9")

Bedroom One to Front - 4.01m x 2.82m (13'2" x 9'3")

Bedroom Two to Rear - 3.71m x 3.07m (12'2" x 10'1")

Bedroom Three to Front - 2.67m x 2.16m (8'9" x 7'1")

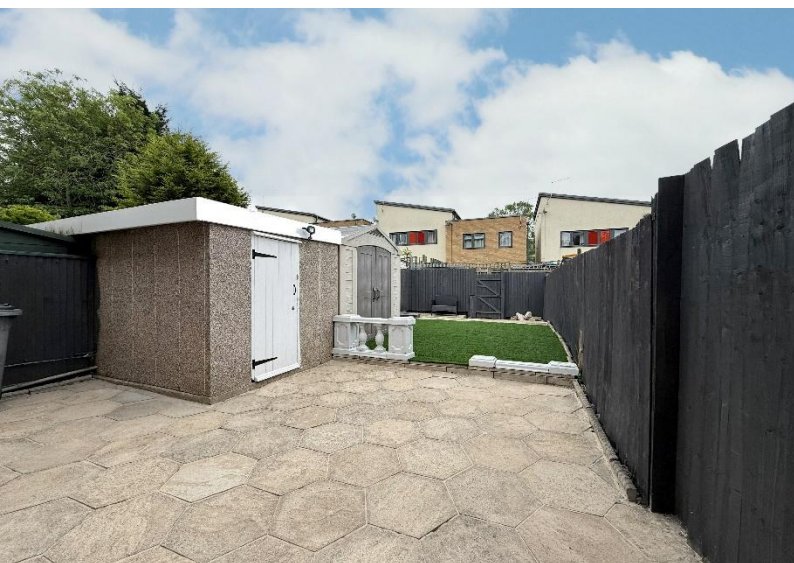
Family Bathroom to Rear - 1.91m x 1.57m (6'3" x 5'2")

### 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.

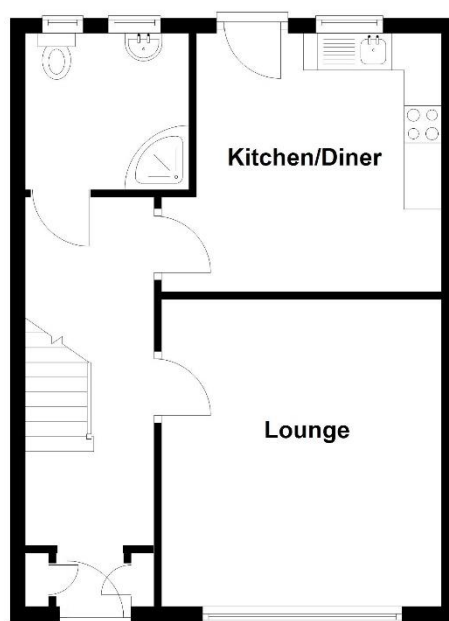
EPC supplied by Nigel Hodges. Current council tax band – C





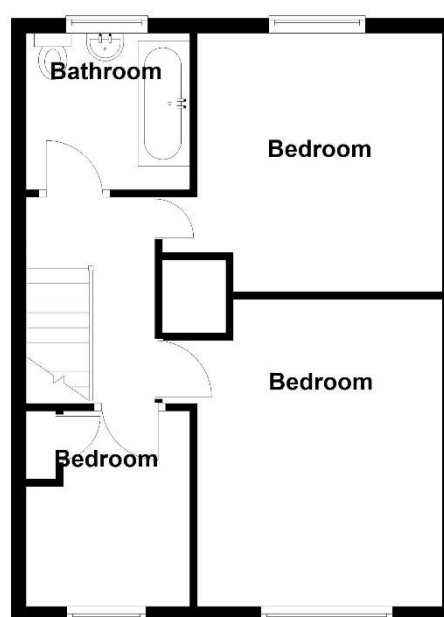
### Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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 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.