



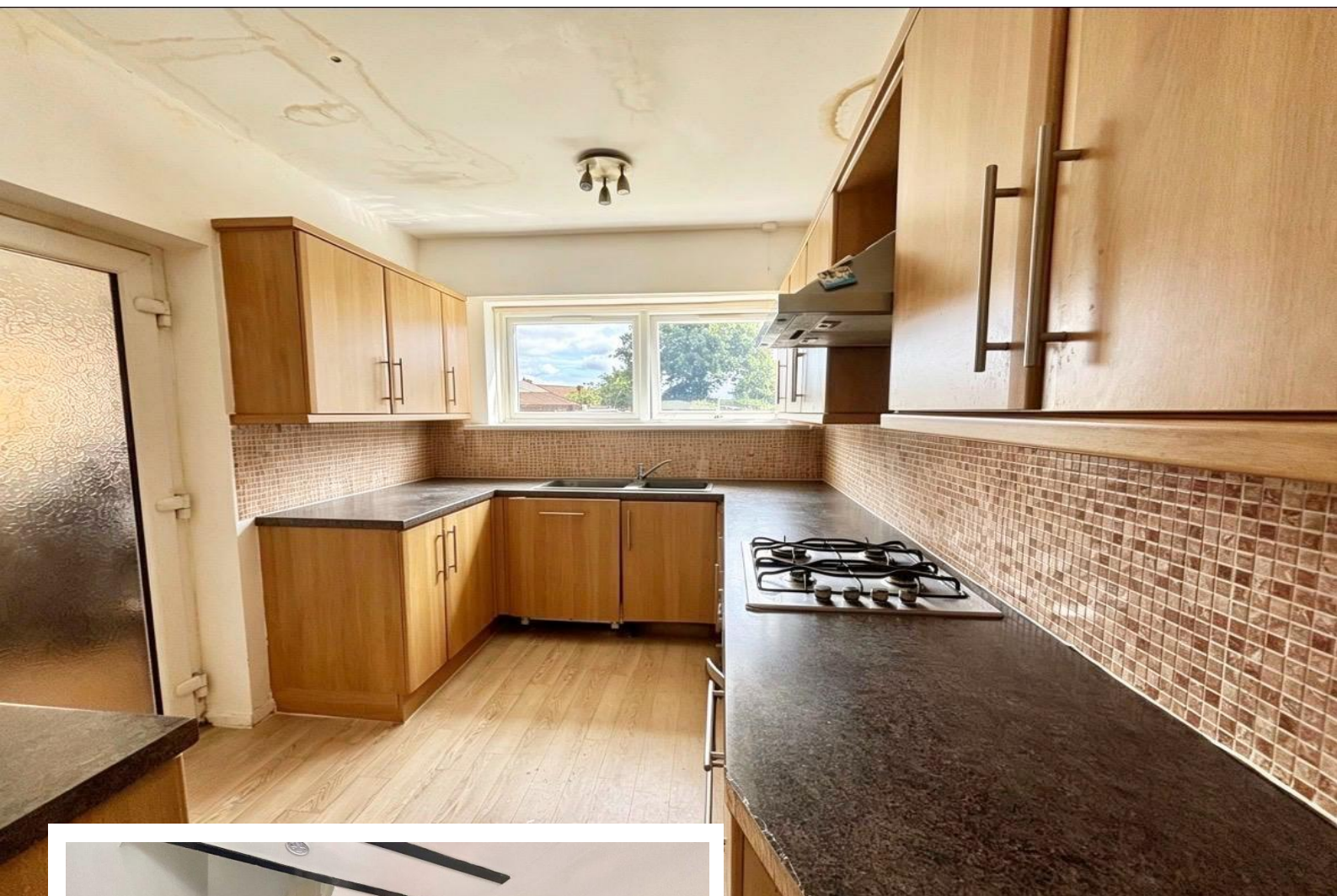
Halford Road
Solihull

- A Most Spacious Four Bedroom Detached Family Home
- Three Reception Rooms & Fitted Kitchen
- Family Bathroom & Two Shower Rooms
- Detached Double Garage & Ample Driveway Parking

Offers Over £700,000

Current EPC Rating - C
Current Council Tax Band - F

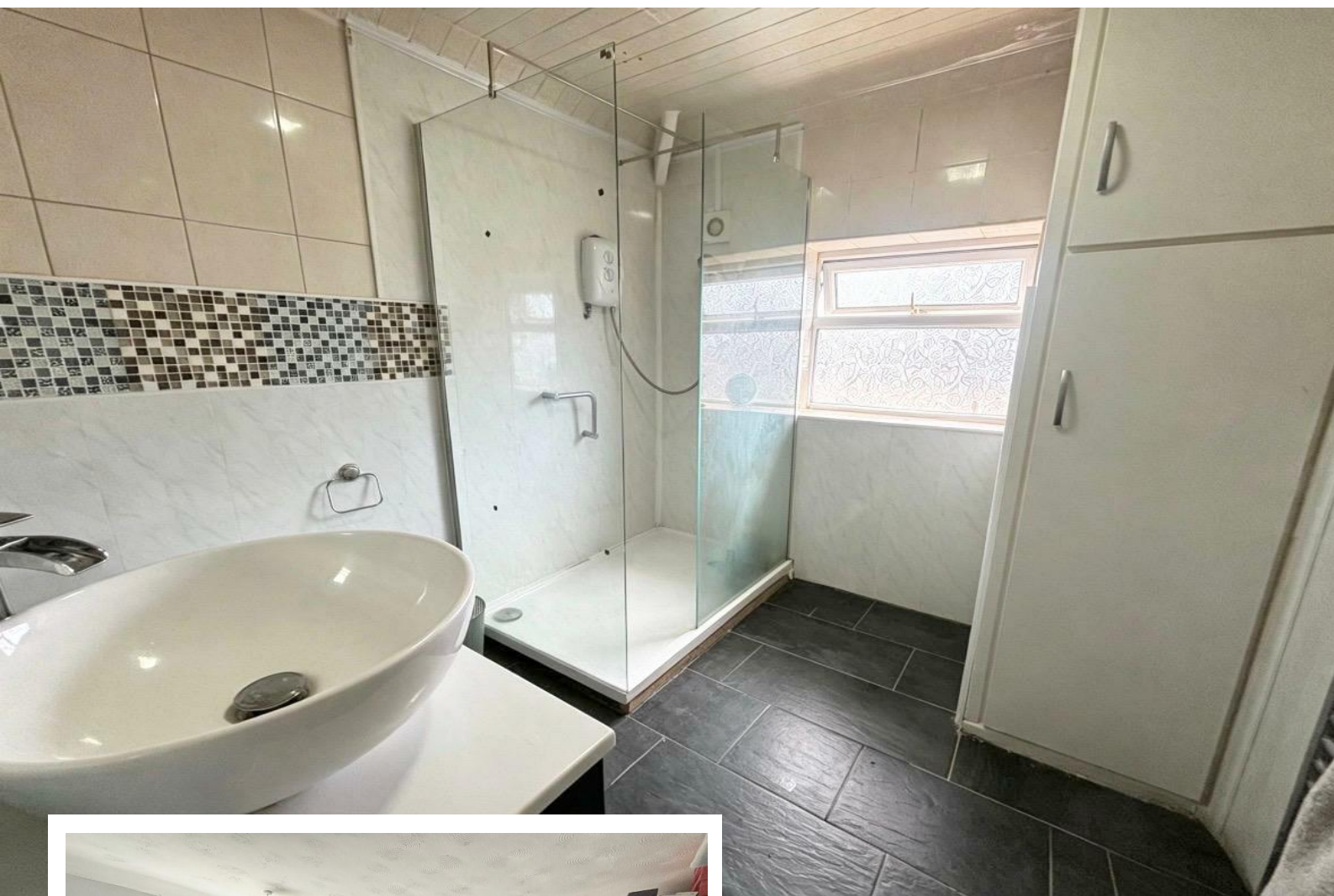




Property Description

A most spacious detached family home situated in a sought after location offering accommodation comprising three reception rooms, fitted kitchen, utility room, four good size bedrooms, family bathroom, two shower rooms, rear garden, detached double garage and an in and out driveway

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 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

Lounge to Front 4.42m x 4.11m (14'6" x 13'6")

Dining Room to Rear 4.6m x 3.84m (15'1" x 12'7")

Home Office to Front 4.22m x 2.29m (13'10" x 7'6")

Ground Floor Shower Room

Fitted Kitchen to Rear 3.2m x 2.39m (10'6" x 7'10")

Utility Room 3.3m x 2.03m (10'10" x 6'8")

Bedroom One to Front 4.52m x 3.96m (14'10" x 13'0")

Bedroom Two to Rear 4.42m x 3.86m (14'6" x 12'8")

Bedroom Three to Front 4.22m x 2.34m (13'10" x 7'8")

Bedroom Four to Front 3.05m max x 2.41m (10'0" max x 7'11")

Family Bathroom to Rear 2.82m x 2.03m (9'3" x 6'8")

Family Shower Room to Rear 2.59m x 2.36m (8'6" x 7'9")

Detached Double Garage 5.54m x 4.83m (18'2" x 15'10")

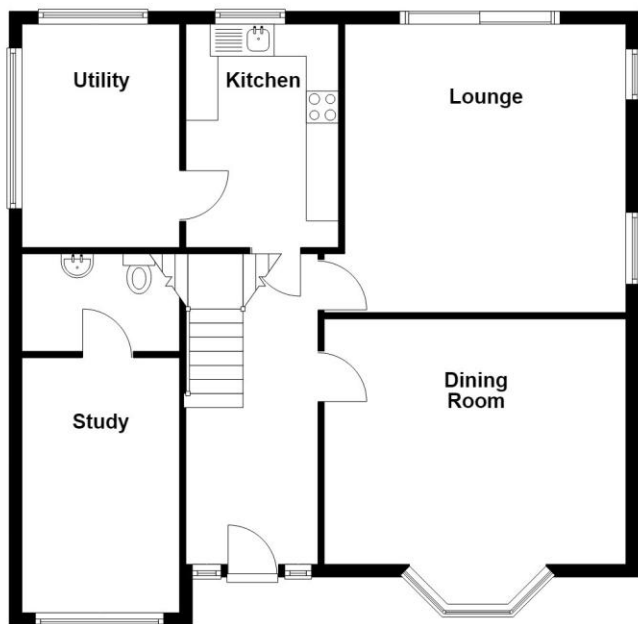
Tenure

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 – F



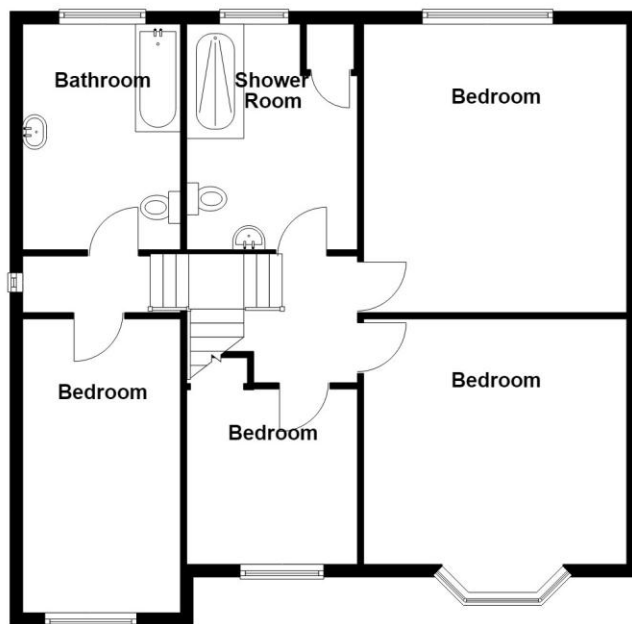
Ground Floor

Approx. 81.6 sq. metres (878.5 sq. feet)



First Floor

Approx. 81.6 sq. metres (877.8 sq. feet)



Total area: approx. 163.2 sq. metres (1756.3 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.