



smarthomes

**Silhill Hall Road**

Solihull

- An Impressive Four Bedroom Detached Property
- Large Plot Offering Potential For Development (STPP)
- Three Reception Rooms
- Conservatory
- Breakfast Kitchen
- Large Southerly Facing Rear Garden

**£1,200,000**

Current EPC Rating - D

Current Council Tax Band - G







## Property Description

An impressive detached property situated on a large plot in one of Solihull's most sought after roads, with accommodation briefly affording four bedrooms, three reception rooms, conservatory, breakfast kitchen, guest WC, utility, master en suite & dressing area, family bathroom, large southerly facing rear garden, triple garage 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 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

Guest WC

Dining Room to Front - 4.7m (into bay) x 3.3m (15'5" x 10'9")

Spacious Lounge to Rear - 6.1m x 4.5m (20'0" x 14'9")

Inner Hallway

Breakfast Kitchen - 6m x 2.3m (19'8" x 7'6")

Utility Room - 2.2m x 3.3m (7'2" x 10'9")

Reception Room Three to Rear - 4.1m x 3.1m (13'5" x 10'2")

Conservatory to Rear - 4.2m x 3.2m (13'9" x 10'5")

Master Bedroom to Rear - 4.7m x 3.1m (15'5" x 10'2")

Shower Room - 3.3m x 3m (10'9" x 9'10")

Bedroom Two to Rear - 4.5m x 4.3m (14'9" x 14'1")

Bedroom Three to Front - 3.8m x 3.1m (12'5" x 10'2")

Bedroom Four to Front - 3.4m x 2.8m (11'1" x 9'2") (With some head height restriction)

Four Piece Family Bathroom to Rear - 2.6m x 2m (8'6" x 6'6")

Triple Garage - 8.5m x 5.5m (27'10" x 18'0")

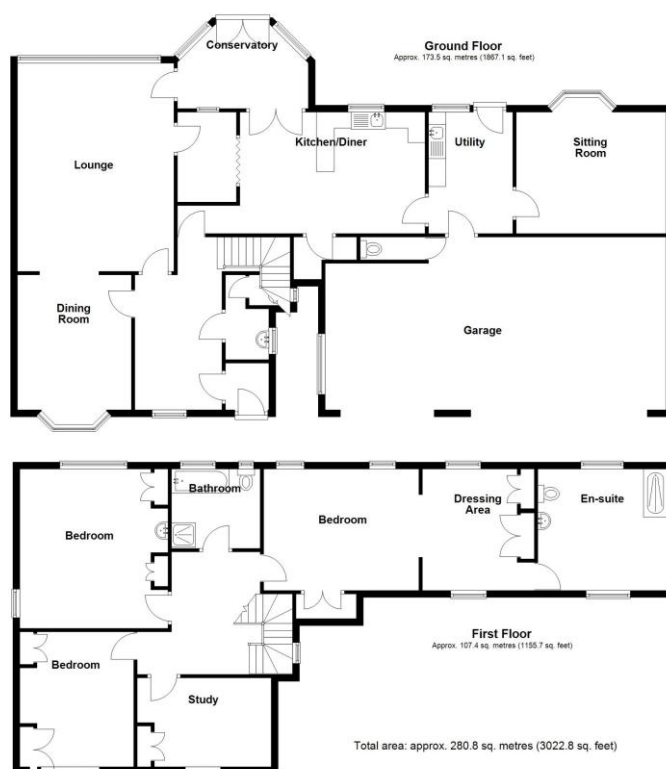
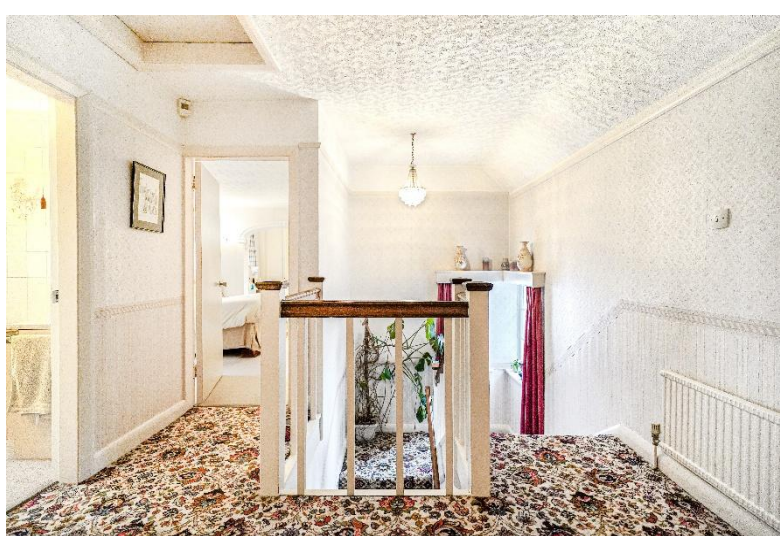
### Tenure

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 – G





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