

smarthomes

Reservoir Road

Solihull

- An Extremely Well Presented Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Conservatory
- Four Piece Family Bathroom
- Private Well Maintained Rear garden

£415,000

Current EPC Rating 67 (D)

Current Council Tax Band D











Property Description

An extremely well presented three bedroom semi-detached property situated in a convenient location with accommodation briefly affording two reception rooms, kitchen, conservatory, four piece family bathroom, private well maintained rear garden, garage, off-road parking, UPVC double glazing and gas central heating

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

Dining Room to Front - 4.7m (into bay) x 3.2m (15'5" x 10'5")

Lounge to Rear - 4.6m (into bay) x 3.5m (15'1" x 11'5")

Kitchen - 2.8m x 2.4m (9'2" x 7'10")

Conservatory to Rear - 3m x 3m (9'10" x 9'10")

Bedroom One to Rear - 4.5m (into bay) x 3.5m (14'9" x 11'5")

Bedroom Two to Front - 4.8m (into bay) x 3.2m (15'8" x 10'5")

Bedroom Three to Front - 2.5m x 2.1m (8'2" x 6'10")

Four Piece Family Bathroom to Rear - 2.7m x 2.4m (8'10" x 7'10")

Garage - 4.1m x 2.3m (13'5" x 7'6")

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.

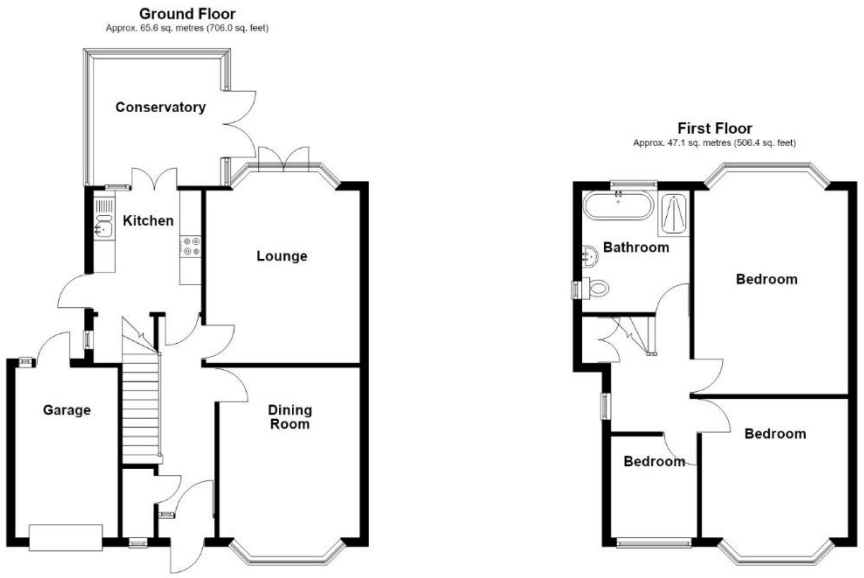
EPC supplied by Nigel Hodges
Current council tax band – D











Total area: approx. 112.6 sq. metres (1212.4 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.