



smarthomes

**Scott Road**

Solihull

- A Well Maintained Semi-Detached Property
- Three Bedrooms
- Dining Kitchen
- Spacious Lounge
- Family Wet Room & Guest W.C
- No Upward Chain

**£265,000**

Current EPC Rating - D

Current Council Tax Band - C

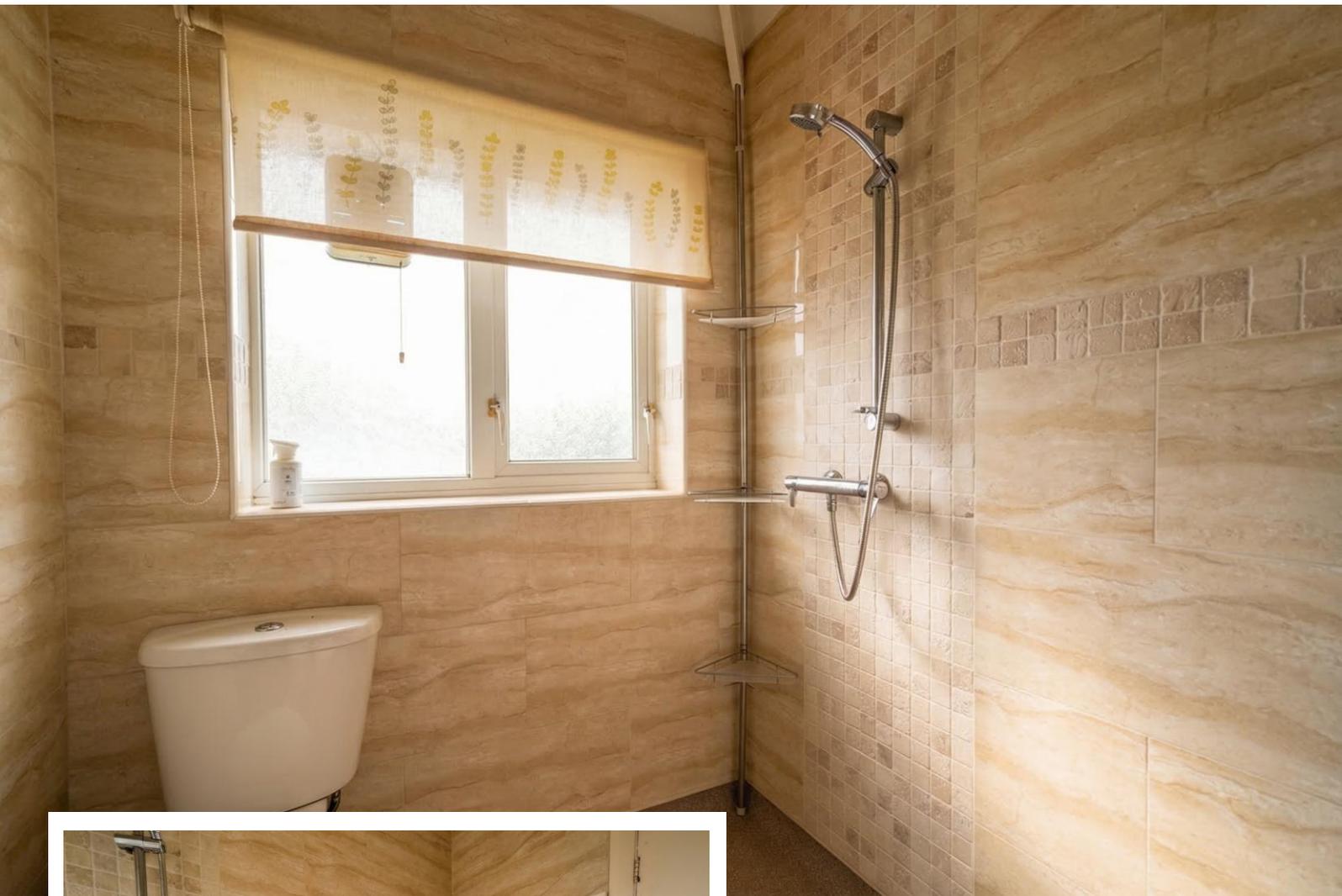




## Property Description

An extended semi-detached family home benefiting from no upward chain and offering accommodation comprising a spacious lounge, extended kitchen/diner, guest W.C, three bedrooms, family wet room, rear garden and driveway 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

Spacious Lounge to Front 4.8m x 3.7m (15'8" x 12'1")

Extended Kitchen/Diner to Rear 6.2m x 3.8m (20'4" x 12'5")

Guest W.C 2.1m x 1.4m (6'10" x 4'7")

Bedroom One to Front 3.8m x 3m (12'5" x 9'10")

Bedroom Two to Rear 3.8m x 3m (12'5" x 9'10")

Bedroom Three to Front 2m x 1.6m (6'6" x 5'2")

Family Wet Room to Rear 2m x 1.5m (6'6" x 4'11")

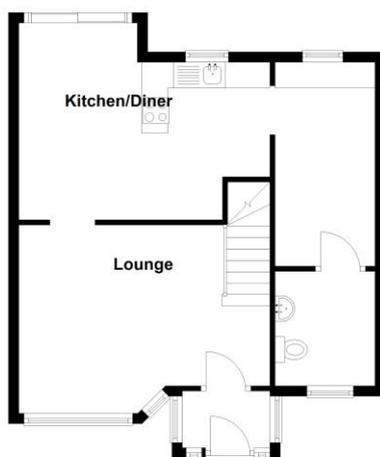
### Tenure

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 – C



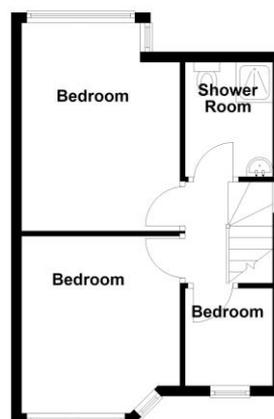
#### Ground Floor

Approx. 48.0 sq. metres (517.1 sq. feet)



#### First Floor

Approx. 33.2 sq. metres (357.8 sq. feet)



Total area: approx. 81.3 sq. metres (874.9 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 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.