



## Wroxall Road Solihull

- A Well Presented Five Bedroom Family Home
- Breakfast Kitchen & Re-Fitted Family Bathroom & Shower Room
- South Facing Rear Garden & Garage
- Two Spacious Reception Rooms & Conservatory

**£775,000**

Current EPC Rating - D  
Current Council Tax Band - F





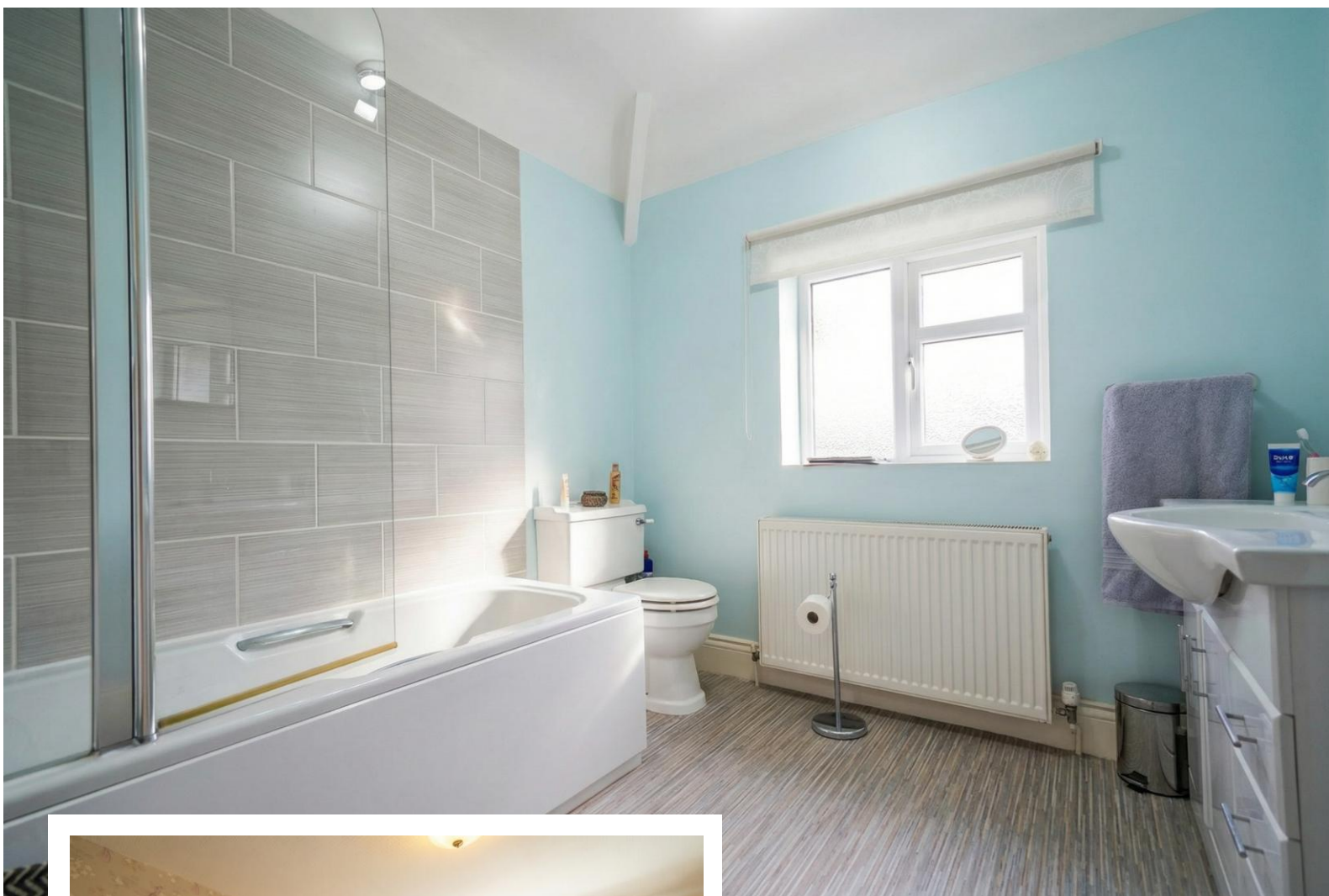


## Property Description

A very well presented and extended detached family home situated in a most sought after location. Offering accommodation comprising two spacious reception rooms, conservatory, extended breakfast kitchen, guest W.C, five good size bedrooms, re-fitted family bathroom & shower room, South facing rear garden, garage 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

Dining to Front 4.67m x 4.44m (15'4" x 14'7")

Lounge to Rear 4.6m x 3.81m (15'1" x 12'6")

Conservatory 3.43m x 2.26m (11'3" x 7'5")

Extended Breakfast Kitchen to Rear 5.28m max x 4.34m max (17'4" max x 14'3" max)

Bedroom One to Rear 4.7m x 3.86m (15'5" x 12'8")

Bedroom Two to Front 4.7m x 3.76m (15'5" x 12'4")

Bedroom Three to Front 2.97m max x 2.41m (9'9" max x 7'11")

Dual Aspect Bedroom Four 4.24m x 2.54m (13'11" x 8'4")

Bedroom Five to Front 3.61m x 2.79m (11'10" x 9'2")

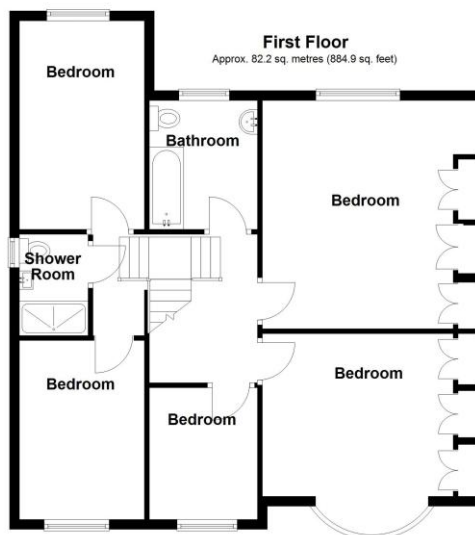
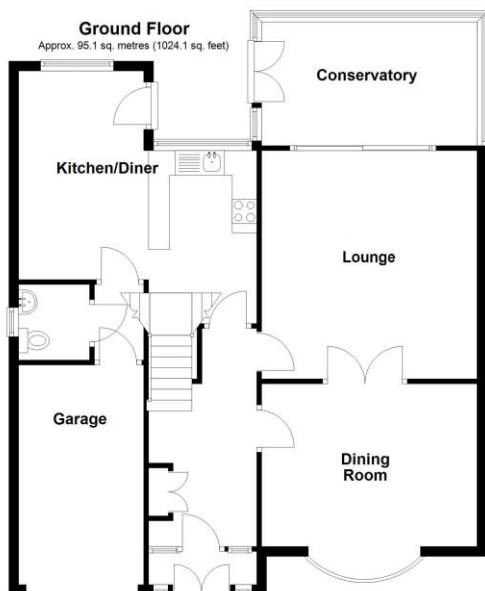
Re-Fitted Family Bathroom to Rear

Re-Fitted Family Shower Room to Side

Garage 4.57m x 2.69m (15'0" x 8'10")

### 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



Total area: approx. 177.4 sq. metres (1909.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://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.