



smarthomes

Pinfold Road

Solihull

- A Well Presented Four Bedroom Family Home
- Extended Breakfast Kitchen & Three Reception Rooms
- South Facing Rear Garden
- No Upward Chain

Offers Over £600,000

Current EPC Rating - D
Current Council Tax Band - F





Property Description

A well presented detached family home situated in a sought after cul-de-sac location and benefiting from no upward chain. Offering accommodation comprising two spacious reception rooms, conservatory, extended breakfast kitchen, home office, utility room, guest W.C, four good size bedrooms, family bathroom, South facing 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 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 Room to Front 4.01m x 3.33m (13'2" x 10'11")

Extended Lounge to Rear 6.27m x 3.3m (20'7" x 10'10")

Conservatory 3.53m x 3.4m (11'7" x 11'2")

Extended Breakfast Kitchen to Rear 4.93m max x 4.52m max (16'2" max x 14'10" max)

Utility Room 3.05m x 2.13m (10'0" x 7'0")

Home Office 4.11m x 2.24m (13'6" x 7'4")

Bedroom One to Front 4.17m x 3.23m (13'8" x 10'7")

Bedroom Two to Rear 4.37m x 3.23m (14'4" x 10'7")

Bedroom Three to Front 4.57m max x 2.74m max (15'0" max x 9'0" max)

Bedroom Four to Rear 3.84m x 1.57m (12'7" x 5'2")

Family Bathroom to Rear 2.54m x 2.13m (8'4" x 7'0")

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 vendor. Current council tax band – F



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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 and 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.