



smart homes

Milcote Road

Solihull

- A Well Presented Four Bedroom End Of Terrace Property
- Walking Distance Of Solihull Town Centre
- Spacious Lounge Dining Room
- Re-Fitted Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Offering Ideal Potential For Conversion (STPP)

Offers Over £450,000

Current EPC Rating 64 (D)

Current Council Tax Band E





Property Description

Positioned within walking distance of Solihull Town Centre, this beautifully presented four-bedroom end-of-terrace property offers comfortable living and significant potential for future enhancements, spacious lounge, dining room, re-fitted kitchen/breakfast room, utility room, guest WC, en suite shower room, family bathroom, garage, warm air central heating and double glazing



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

Guest WC

Dining Room to Rear - 3.05m x 3.25m (10'0" x 10'8")

Re-Fitted Kitchen to Rear - 3.63m x 3.28m (11'11" x 10'9")

Utility Room to Rear - 1.68m x 2.69m (5'6" x 8'10")

Master Bedroom to Front - 3.71m x 3.71m (12'2" x 12'2" (into wardrobe))

Re-Fitted En Suite Shower Room

Bedroom Two to Rear - 4.09m x 3.05m (13'5" (into wardrobe) x 10'0")

Bedroom Three to Front - 2.49m x 4.39m (8'2" x 14'5")

Bedroom Four to Rear - 2.41m x 3.18m (7'11" x 10'5")

Family Bathroom to Rear

Garage - 5.08m x 2.44m (16'8" x 8'0")

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 – E



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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.