



smarthomes

## Reservoir Road

Solihull

- A Beautifully Presented Semi-Detached Family Home
- Three Bedrooms
- Superb Open Plan Family Kitchen/Diner
- Spacious Four Piece Family Bathroom

**£425,000**

Current EPC Rating - D  
Current Council Tax Band - D

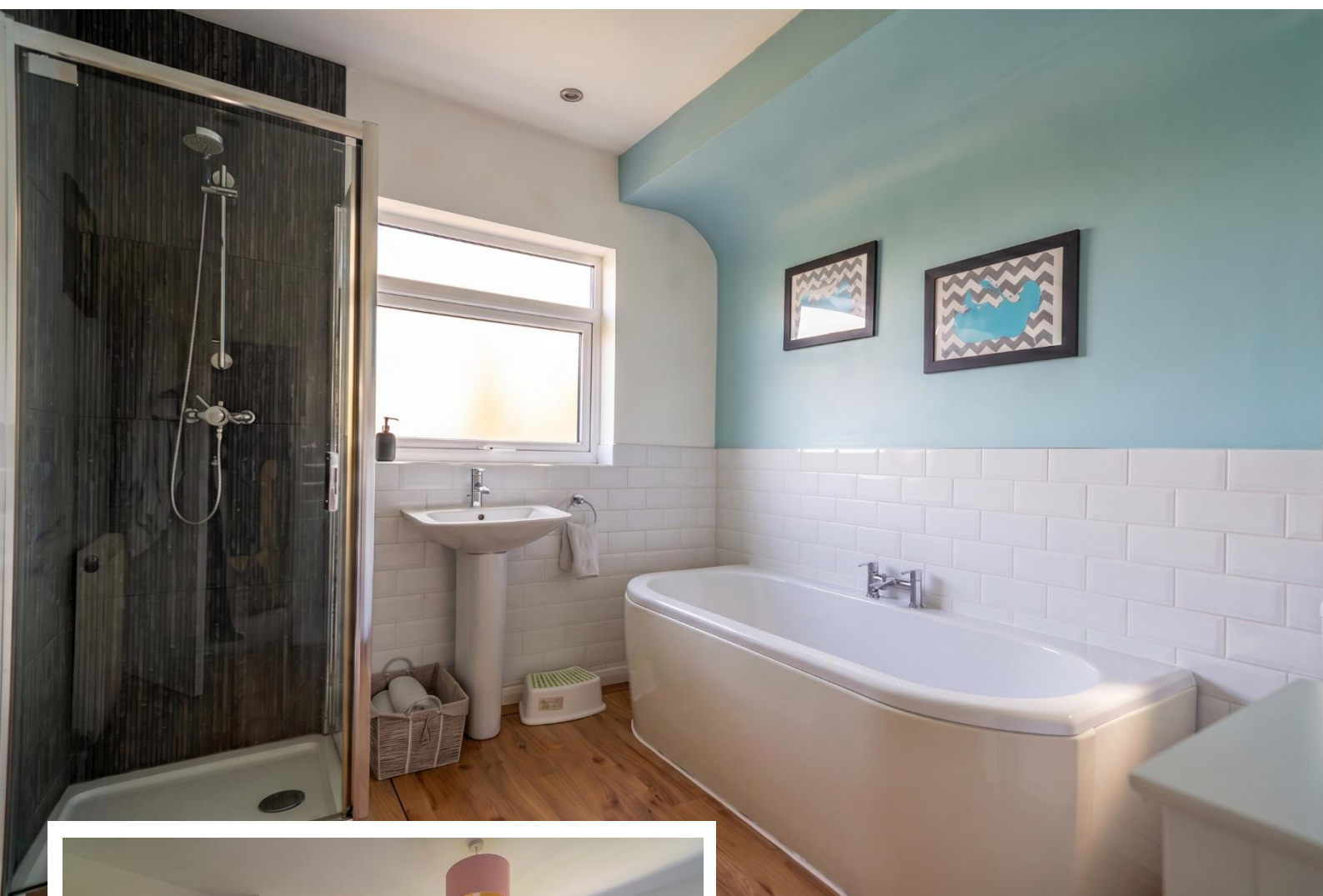




## Property Description

A very well presented semi-detached family home situated in a most convenient and popular location offering accommodation comprising an open plan family kitchen/diner, spacious lounge, utility room, three bedrooms, modern four piece family bathroom, side garage, driveway parking and a delightful rear garden with summer house/office

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 3.2m (15'8" x 10'5")

Open Plan Family Kitchen/Diner to Rear 6.1m x 4.6m (20'0" x 15'1")

Utility Room 5.6m x 1.5m (18'4" x 4'11")

Bedroom One to Rear 4.6m x 3.5m (15'1" x 11'5")

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

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

Modern Four Piece Family Bathroom 2.7m x 2.4m (8'10" x 7'10")

Summer House/Office 3.5m x 2.2m (11'5" x 7'2")

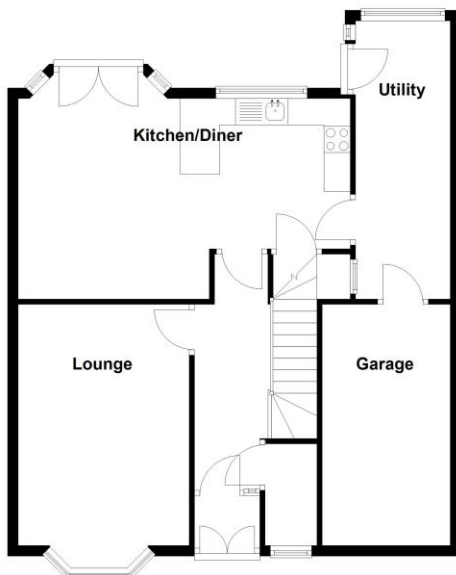
Side Garage 5m x 2.3m (16'4" x 7'6")

### Tenure

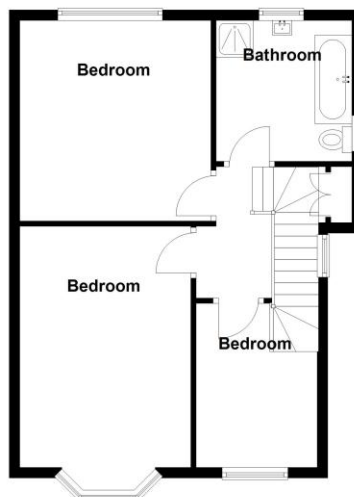
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D



**Ground Floor**  
Approx. 73.4 sq. metres (790.2 sq. feet)



**First Floor**  
Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 124.0 sq. metres (1335.0 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

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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.