smarthomes

Wroxall Road

Solihull

- A Three Bedroom Semi Detached Property
- Two Reception Rooms
- Kitchen
- Conservatory
- Garage Offering Potential For Conversion/Extension (STPP)
- No Upward Chain

£475,000

Current EPC Rating – 38F

Current Council Tax Band - E

Property Description

A three-bedroom semi-detached family home, owned by the same family since 1965 and offered for sale with no upward chain. The property benefits from two reception rooms, fitted kitchen, conservatory three bedrooms, bathroom, separate WC, southerly facing rear garden and garage offering excellent potential for extension or conversion (STPP).

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 boastiAg 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.

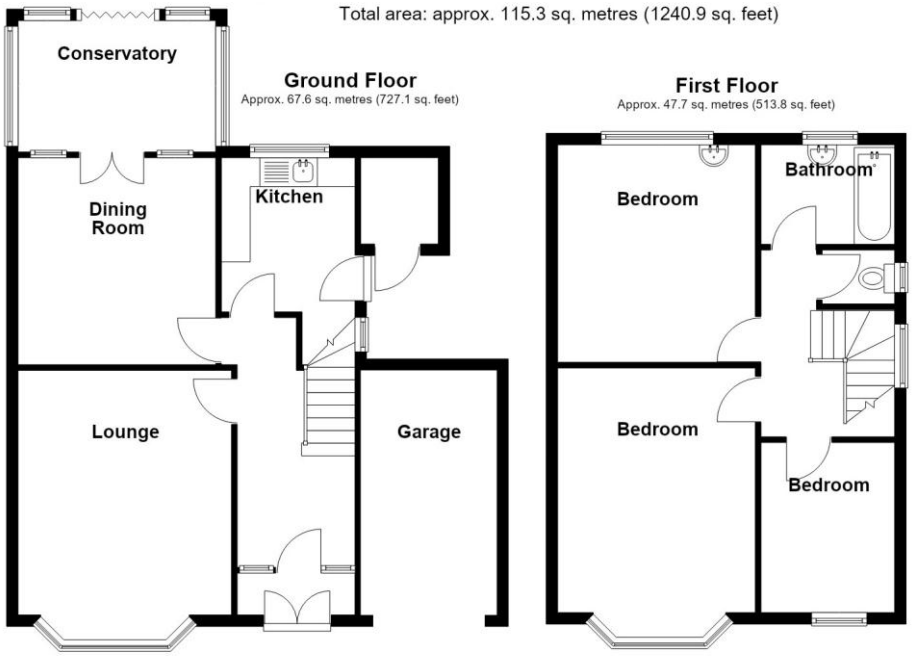
Rooms & Measurements

Entrance Hall
Reception Room One to Front - 4.85m x 3.66m (15'11" x 12'0")
Reception Room Two - 4.01m x 3.51m (13'2" x 11'6")
Conservatory to Rear - 2.57m x 2.97m (8'5" x 9'9")
Kitchen to Rear - 2.59m x 2.29m (8'6" x 7’6”)
Master Bedroom to Front - 5m x 3.3m (16'5" x 10'10")
Bedroom Two to Rear - 3.91m x 3.73m (12'10" x 12'3")
Bedroom Three to Front - 2.24m x 2.51m (7'4" (min) x 8'3")
Family Bathroom
Separate WC
Garage - 2.41m x 4.67m (7'11" x 15'4")

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 – E



316 Stratford Road
Shirley
Solihull
B90 3DN

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.