



smarthomes

**Dursley Close**

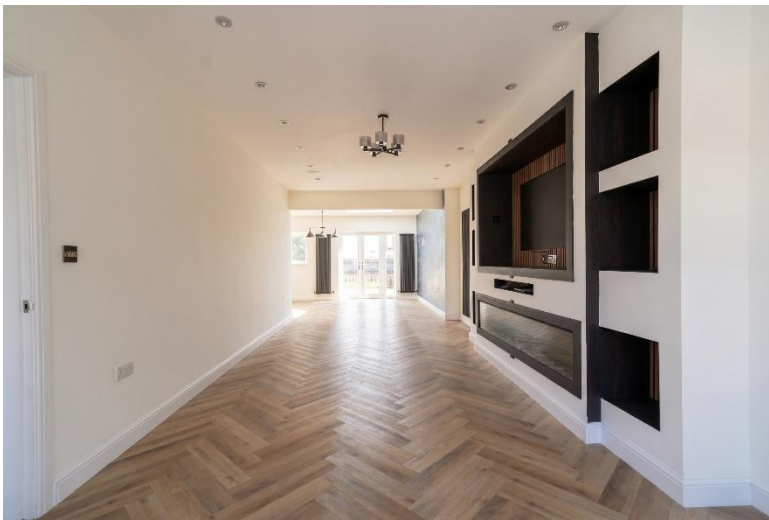
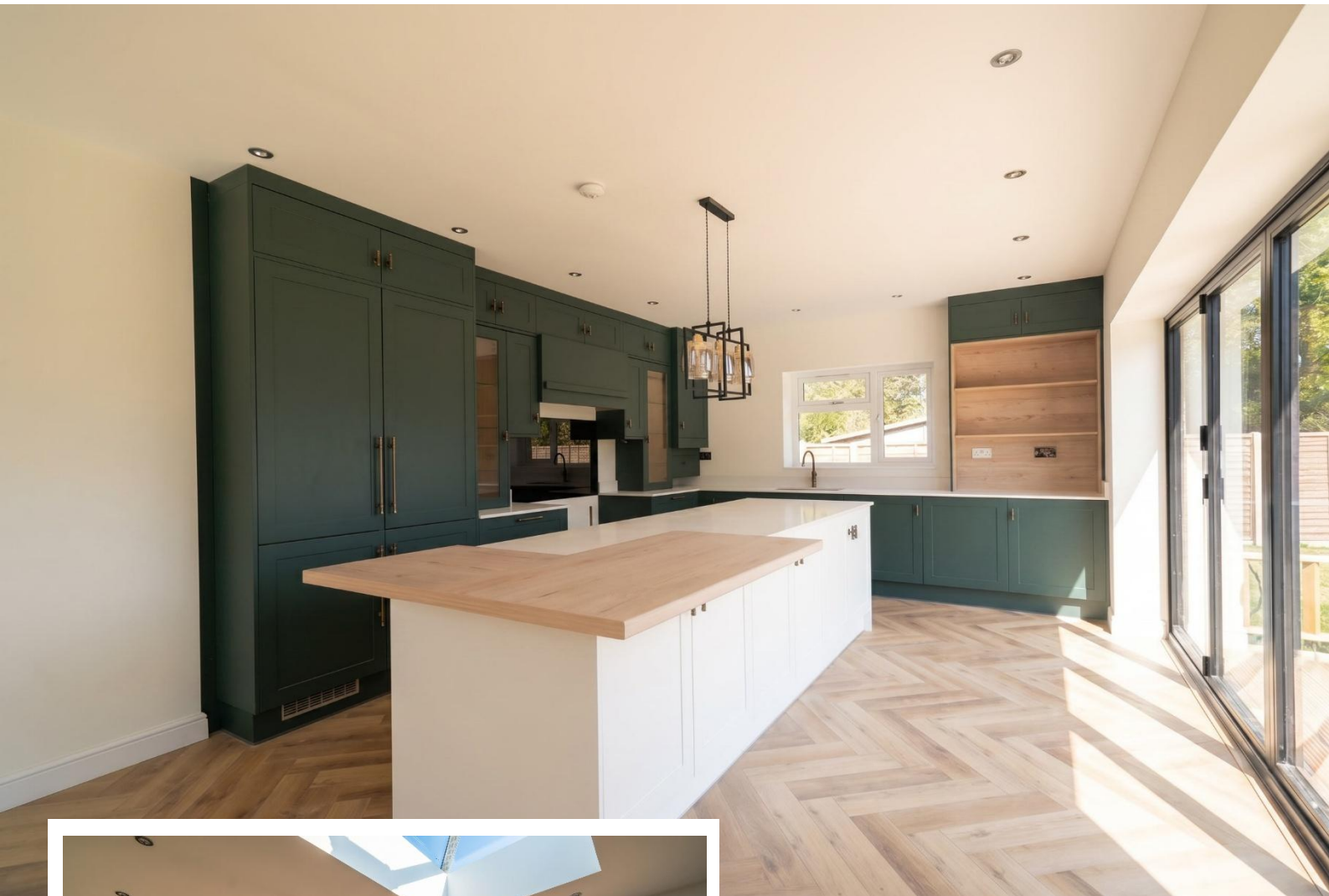
Solihull

- An Impressive & Heavily Extended Semi-Detached Property
- Five Double Bedrooms
- Open Plan Kitchen Diner/Family Room
- En Suite Bathroom To Master
- Downstairs Shower/Wet Room
- Family Shower Room
- NO UPWARD CHAIN

**Offers Over £600,000**

Current EPC Rating - C  
Current Council Tax Band - D

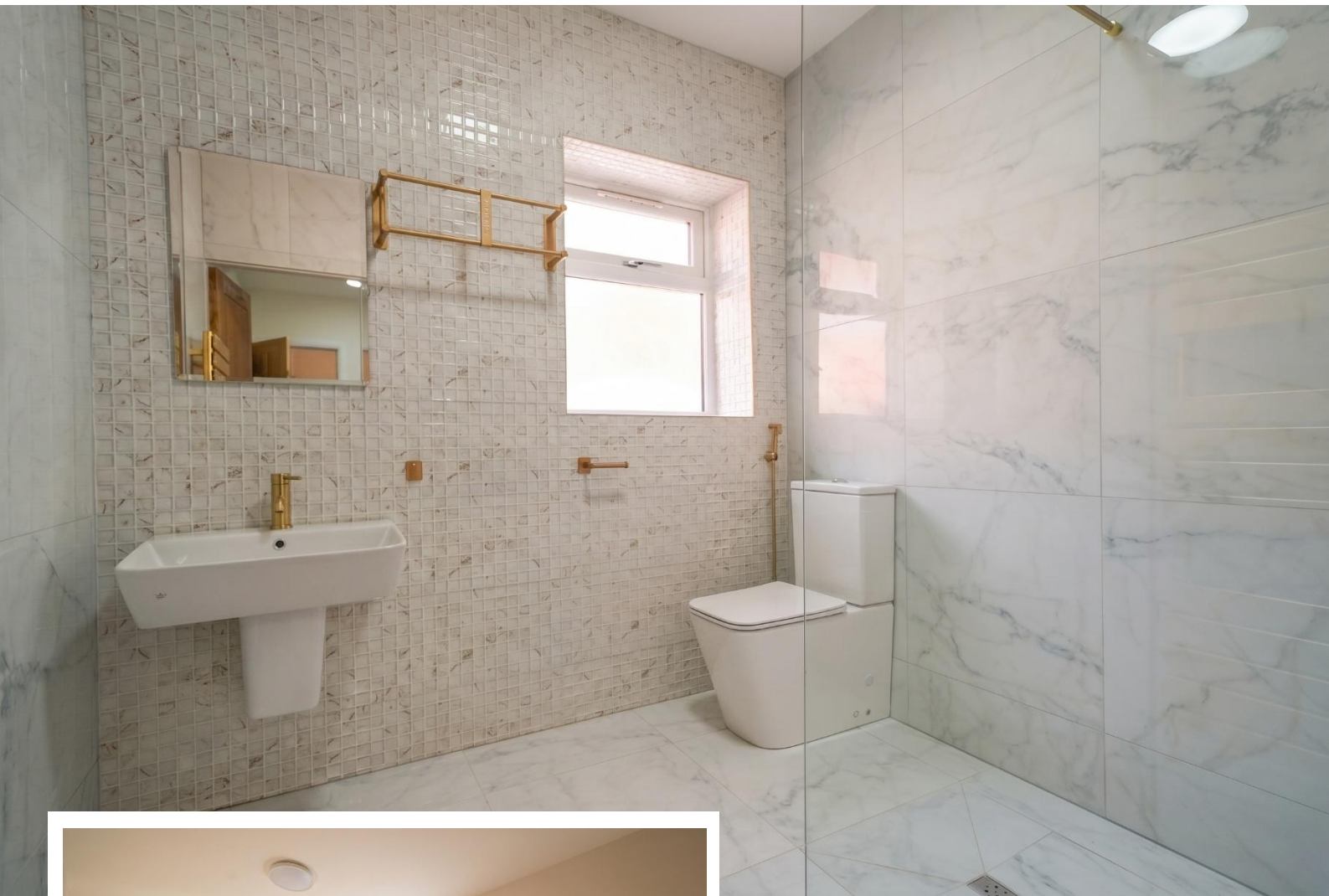




## Property Description

An impressive and heavily extended five bedroom semi-detached property situated in a quiet cul-de-sac location. The property benefits from no upward chain and briefly consists of open plan kitchen diner/family room, utility room, separate boiler room, ground floor double bedroom, downstairs shower/wet room, four first floor double bedrooms, en suite bathroom to master bedroom, family shower room, wide private rear garden and off-road 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

Entrance Hallway

L Shaped Open Plan Kitchen Diner/Family Room - 11.8m x 10.2m (38'8" x 33'5")

Utility Room - 3.4m (max) x 2.3m (11'1" x 7'6")

Shower/Wet Room to Side - 2.2m x 2.1m (7'2" x 6'10")

Ground Floor Bedroom Five to Side - 4.9m x 2.6m (16'0" x 8'6")

Master Bedroom to Rear - 4.7m x 2.3m (15'5" x 7'6")

En Suite Bathroom to Rear - 2.5m x 1.7m (8'2" x 5'6")

Bedroom Two to Rear - 4.2m (into bay) x 3.3m (13'9" x 10'9")

Bedroom Three to Front - 4.2m (into bay) x 3.3m (13'9" x 10'9")

Bedroom Four to Front - 3.8m x 2.5m (12'5" x 8'2")

Shower Room to Front - 2.1m (to door recess) x 1.7m (6'10" x 5'6")

### 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 vendor

Current council tax band – D



Total area: approx. 169.0 sq. metres (1819.2 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.