smarthomes

Stonor Park Road

Solihull

- A Beautifully Presented & Extended Semi Detached
- Four Double Bedrooms
- Open Plan Kitchen Family Area
- Conservatory

£625,000

Current EPC Rating - D

Current Council Tax Band - E

Property Description

A beautifully presented and extended four double bedroom semi-detached family home benefiting from being within walking distance to Solihull Town Centre and Train Station. The property briefly affords lounge, guest WC, open plan kitchen family area, conservatory, utility room, en-suite bathroom to master, family bathroom, private well maintained rear garden, garage, off-road parking for multiple vehicles, UPVC double glazing and gas central heating

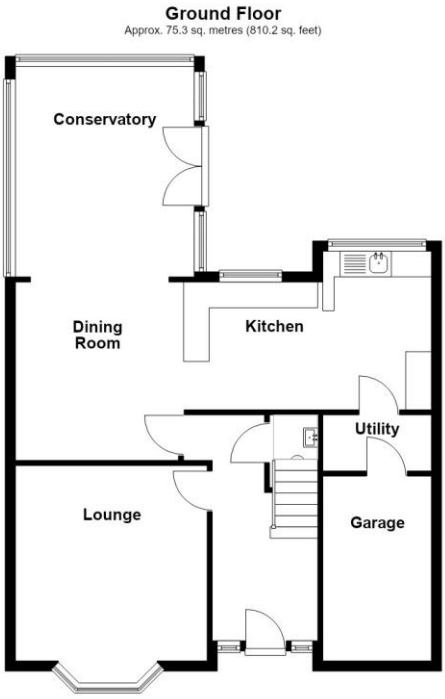
Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood 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.

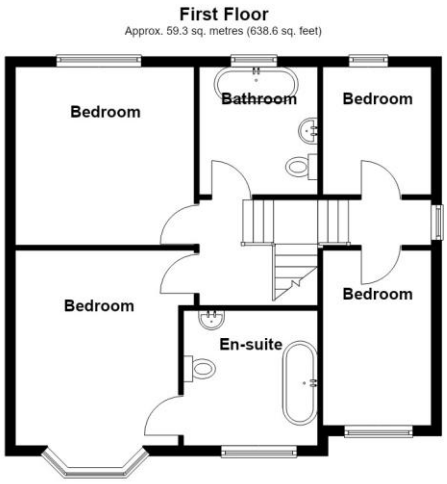
Rooms & Measurements

Entrance Hall
Guest WC
Lounge to Front - 4.8m (into bay) x 3.6m (15'8" x 11'9")
Open Plan Kitchen Family Area to Rear - 8.2m x 3.8m (26'10" x 12'5")
Conservatory to Rear - 3.6m x 3.2m (11'9" x 10'5")
Utility Room - 2.1m x 1.2m (6'10" x 3'11")
Master Bedroom to Front - 4.8m (into bay) x 3.3m (15'8" x 10'9")
En Suite Bathroom to Front - 2.8m x 2.2m (9'2" x 7'2")
Bedroom Two to Rear - 3.8m x 3.1m (to wardrobes) (12'5" x 10'2")
Bedroom Three to Front - 3.5m x 2.1m (11'5" x 6'10")
Bedroom Four to Rear - 3.4m x 2.1m (11'1" x 6'10")
Family Bathroom to Rear - 2.6m x 1.9m (8'6" x 6'2")
Garage - 4.5m x 2.2m (14'9" x 7'2")

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





Total area: approx. 134.6 sq. metres (1448.8 sq. feet)

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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.