



smarthomes

Tait Croft

Solihull

- A Beautifully Presented Four Bedroom Family Home
- Fitted Kitchen, Superb Extended Family Room & Through Lounge
- South Facing Rear Garden & Versatile Garden Room
- Modern Family Bathroom & Ground Floor Shower Room

Offers Over £585,000

Current EPC Rating - C
Current Council Tax Band - F





Property Description

A most spacious and well presented detached family home situated in a most convenient location close to Solihull Town Centre, JLR and excellent local schooling. Offering accommodation comprising a spacious lounge, impressive extended family room, home office, spacious fitted kitchen, utility room, ground floor shower room, four good size bedrooms, family bathroom, driveway parking and South facing rear garden with brick built multi purpose room. The property further benefits from lapsed planning permission for a first floor rear extension to provide an extra bedroom and bathroom.

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

Spacious Lounge to Front 8.25m x 3.89m max (27'1" x 12'9" max)

Impressive Extended Family Room to Rear 7.54m x 4.93m (24'9" x 16'2")

Spacious Fitted Kitchen 4.93m x 3.25m (16'2" x 10'8")

Utility Room 2.49m x 0.97m (8'2" x 3'2")

Ground Floor Shower Room 2.34m x 1.35m (7'8" x 4'5")

Home Office to Front 2.51m x 2.44m (8'3" x 8'0")

Dual Aspect Bedroom One 7.47m x 2.34m (24'6" x 7'8")

Bedroom Two to Front 4.93m max x 2.92m (16'2" max x 9'7")

Bedroom Three to Rear 2.67m x 2.21m (8'9" x 7'3")

Bedroom Four to Rear 2.59m x 2.46m (8'6" x 8'1")

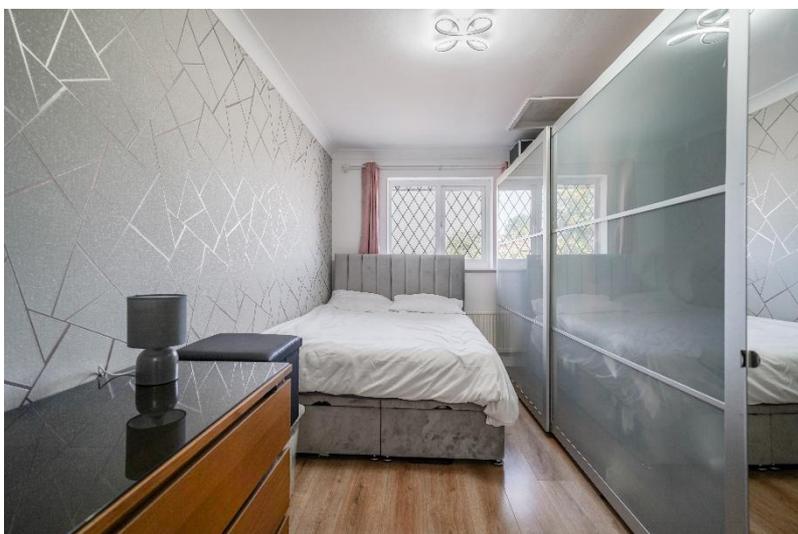
Family Bathroom to Side 1.88m x 1.75m (6'2" x 5'9")

Large Brick Built Multi Purpose Room 6.3m x 3.4m (20'8" x 11'1")

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 – F



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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.