



smarthomes

## Elmdon Park Road

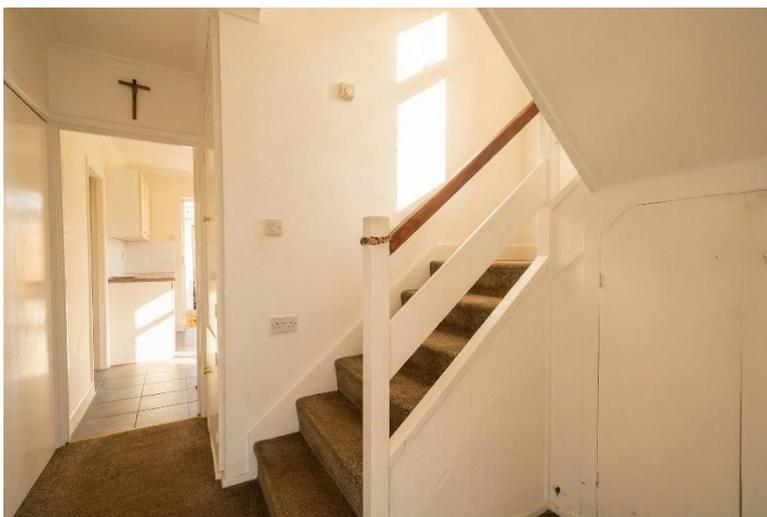
Solihull

- A Three Bedroom Semi-Detached Family Home
- Fitted Kitchen & Family Bathroom
- Private Rear Garden, Driveway Parking & No Upward Chain
- Planning Approval for a Large Side & Rear Extension

**£310,000**

Current EPC Rating - D  
Current Council Tax Band - C

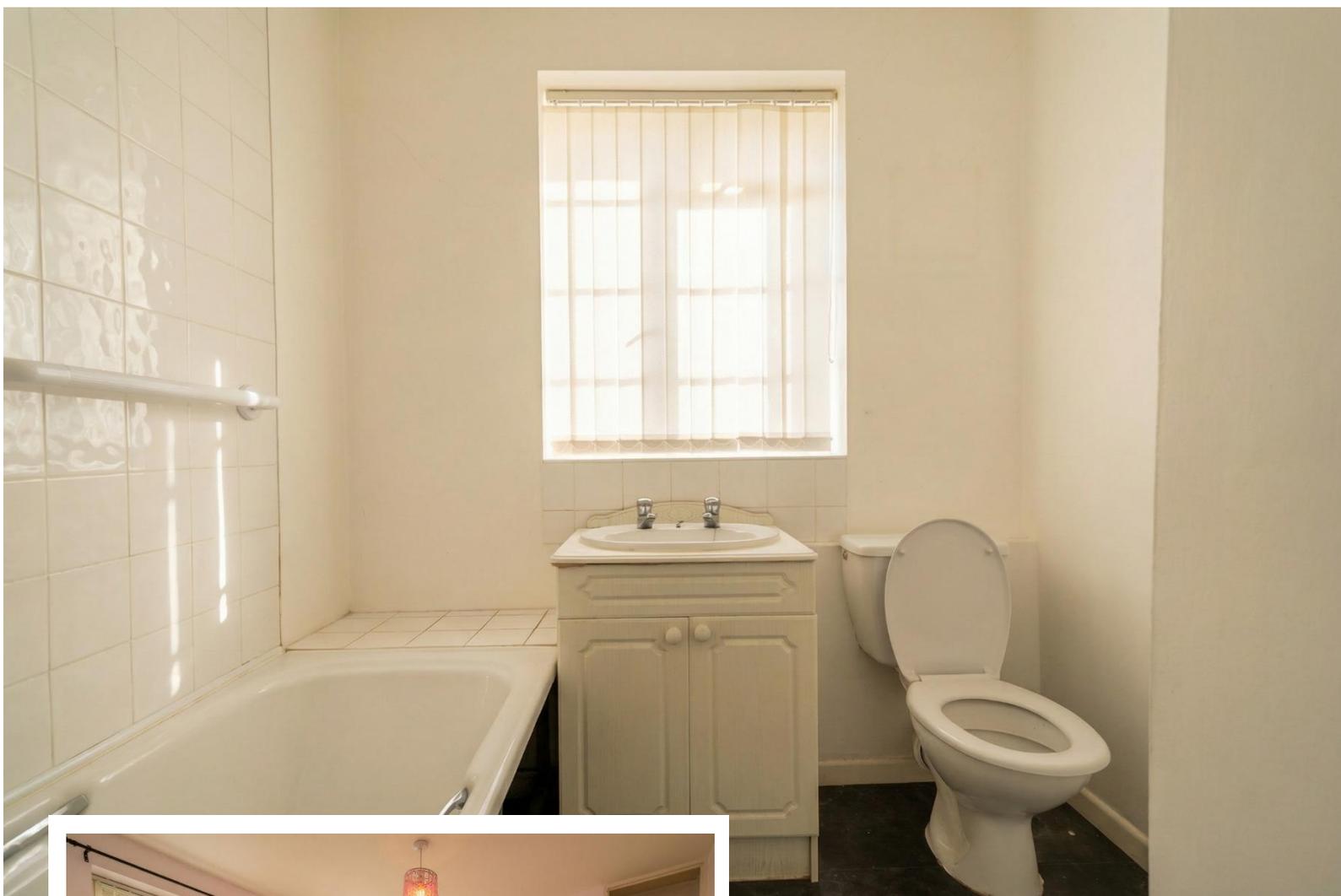




## Property Description

A spacious semi-detached property situated in a lovely park side location benefiting from approved planning permission for a two storey side and rear extension. The property further benefits from no upward chain and offers accommodation comprising a through lounge/diner, fitted kitchen, three bedrooms, family bathroom, private rear garden and driveway 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 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

Fitted Kitchen 3.3m x 2.9m (10'9" x 9'6")

Spacious Through Lounge/Diner 7.4m x 3.4m (24'3" x 11'1")

Rear Lobby 2.7m x 1.8m (8'10" x 5'10")

Bedroom One to Front 3.4m x 2.9m (11'1" x 9'6")

Bedroom Two to Rear 3.4m x 3.3m (11'1" x 10'9")

Bedroom Three to Rear 3m x 2.1m (9'10" x 6'10")

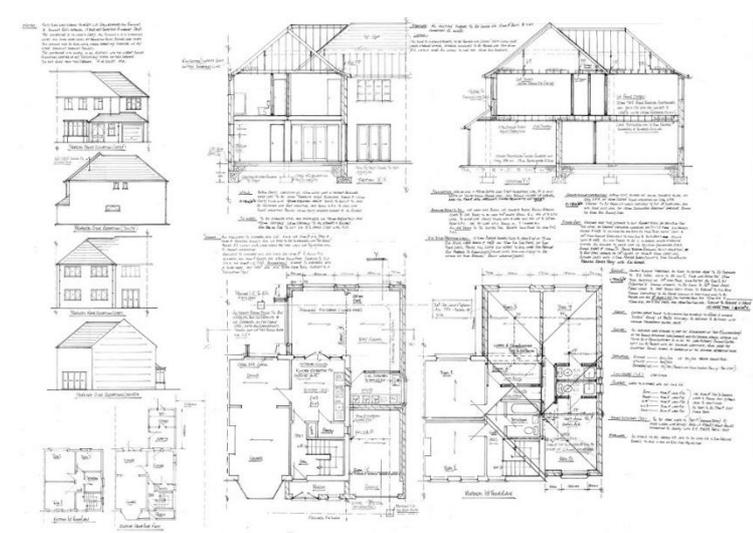
Family Bathroom to Side 2.1m x 2.1m (6'10" x 6'10")

### Planning Approval

The property further benefits from planning approval for a large two storey side and rear extension to provide overall accommodation comprising two spacious reception rooms, kitchen, utility room, five good size bedrooms two en-suite shower rooms, family bathroom and garage

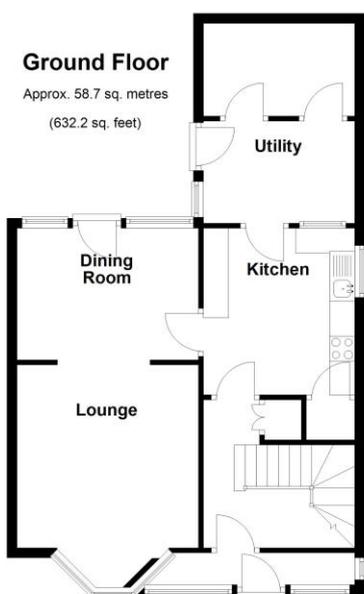
### Tenure

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 – C



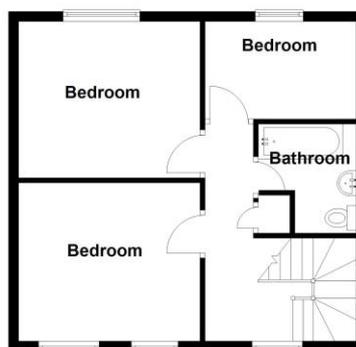
**Ground Floor**

Approx. 58.7 sq. metres  
(632.2 sq. feet)



**First Floor**

Approx. 43.2 sq. metres (464.6 sq. feet)



Total area: approx. 101.9 sq. metres (1096.8 sq. feet)

316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.smart-homes.co.uk)  
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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.