



**Leafield Road**

Solihull

- An Extended Three Bedroom Semi Detached Property
- Spacious Lounge & Conservatory
- Modern Fitted Kitchen & Family Bathroom
- Private South Facing Rear Garden

**£365,000**

Current EPC Rating - D

Current Council Tax Band - C





## Property Description

A very well presented semi-detached family home situated in a most convenient location offering accommodation comprising a spacious lounge, conservatory, modern fitted kitchen, three bedrooms, family bathroom, separate E.C, private South facing rear garden, garage 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 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

Spacious Lounge 4.9m x 2.9m (16'0" x 9'6")

Conservatory 4.9m x 2.4m (16'0" x 7'10")

Modern Fitted Kitchen 4.6m x 1.9m (15'1" x 6'2")

Bedroom One to Rear 4.1m x 3m (13'5" x 9'10")

Bedroom Two to Front 4.2m x 2.5m (13'9" x 8'2")

Bedroom Three to Front 3.3m max x 2.5m (10'9" max x 8'2")

Family Bathroom to Rear 2.6m x 1.9m (8'6" x 6'2")

Separate W.C

Garage 4.8m x 2.2m (15'8" 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 vendor. Current council tax band – C



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