

smarthomes

Stoney Close

Solihull

- A Beautifully Presented Four Bedroom Detached Property
- Four Piece En Suite Shower Room & Four Piece Family Bathroom
- Two Reception Rooms
- Breakfast Kitchen

£600,000

Current EPC Rating 72 (C)

Current Council Tax Band F











Property Description

A beautifully presented four bedroom detached property situated in a quiet cul-de-sac location and briefly affording two reception rooms, breakfast kitchen, utility area, guest WC, conservatory, four piece en suite to master, four piece family bathroom, beautifully presented West facing rear garden, double garage, off-road parking, 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.







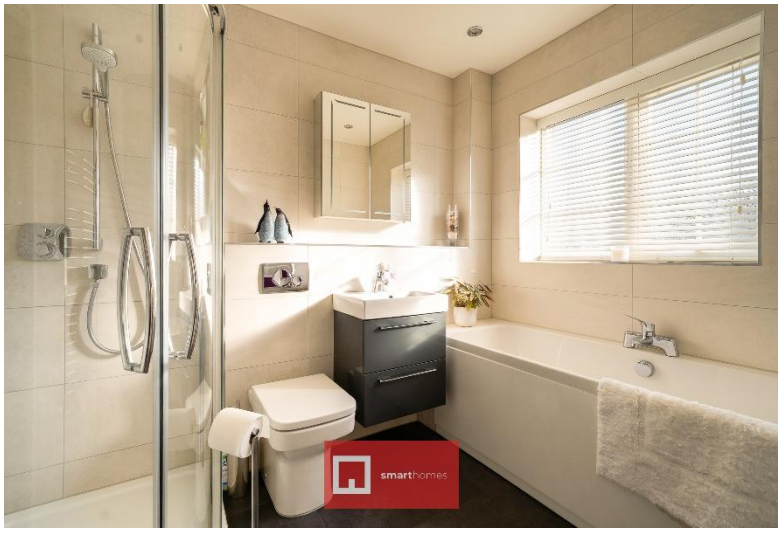
Rooms & Measurements

Entrance Hall
Guest WC
Lounge to Front - 5.5m x 3.6m (18'0" x 11'9")
Dining Room - 3.6m x 3m (11'9" x 9'10")
Conservatory to Rear - 3.3m x 3.1m (10'9" x 10'2")
Breakfast Kitchen to Rear - 4.3m x 3.6m (14'1" x 11'9")
Utility Room - 1.9m x 1.6m (6'2" x 5'2")
Bedroom One to Front - 4.6m x 3.6m (15'1" x 11'9")
Four Piece En Suite Shower Room to Front - 3.6m x 1.5m (11'9" x 4'11")
Bedroom Two to Rear - 2.9m (to wardrobes) x 2.7m (9'6" x 8'10")
Bedroom Three to Rear - 3.4m x 2.3m (11'1" x 7'6")
Bedroom Four to Rear - 2.6m x 2m (8'6" x 6'6")
Family Bathroom to Side - 2.6m x 2m (8'6" x 6'6")
Double Garage - 4.9m x 4.6m (16'0" x 15'1")

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

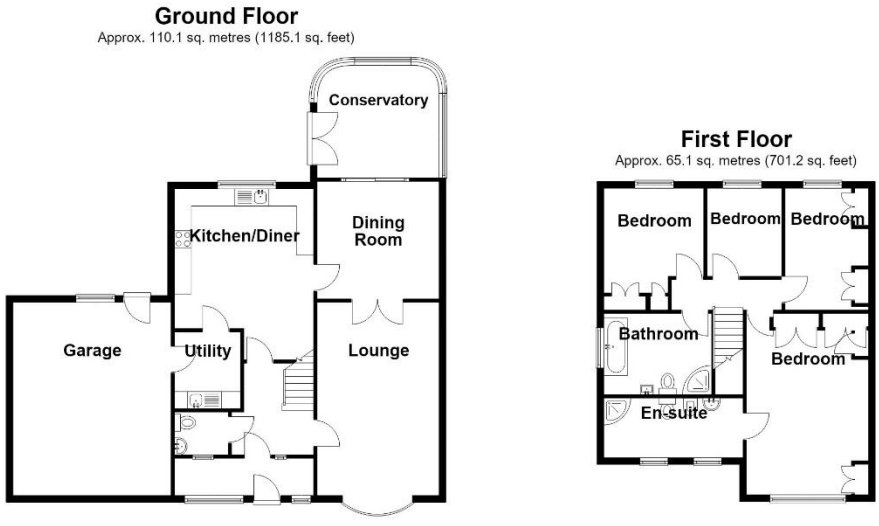
EPC supplied by Nigel Hodges
Current council tax band – F











Total area: approx. 175.2 sq. metres (1886.2 sq. feet)

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Solihull
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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.