



smart homes

**Charles Road**

Solihull

- A Very Well Presented Four Bedroom Family Home
- Re-Fitted Kitchen & Family Bathroom
- Landscaped Rear Garden
- Garage & Driveway Parking

**Offers Over £500,000**

Current EPC Rating - D

Current Council Tax Band - D





## Property Description

A very well presented semi-detached family home situated in a most sought after location. Offering accommodation comprising a spacious through lounge/diner, re-fitted kitchen, guest W.C, four bedrooms, re-fitted bathroom, separate W.C, landscaped 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 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 Through Lounge/Diner 7.3m x 3.7m (23'11" x 12'1")

Re-Fitted Kitchen to Rear 3.5m x 2.5m (11'5" x 8'2")

Bedroom One to Front 3.9m x 3.3m (12'9" x 10'9")

Bedroom Two to Rear 3.7m x 3.1m (12'1" x 10'2")

Bedroom Three to Rear 3.5m x 2.2m (11'5" x 7'2")

Bedroom Four to Front 2.2m x 1.5m (7'2" x 4'11")

Re-Fitted Family Bathroom 2.1m x 1.7m (6'10" x 5'6")

Garage 4.6m x 2.2m (15'1" 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 – D



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