



smarthomes

Prince of Wales Lane

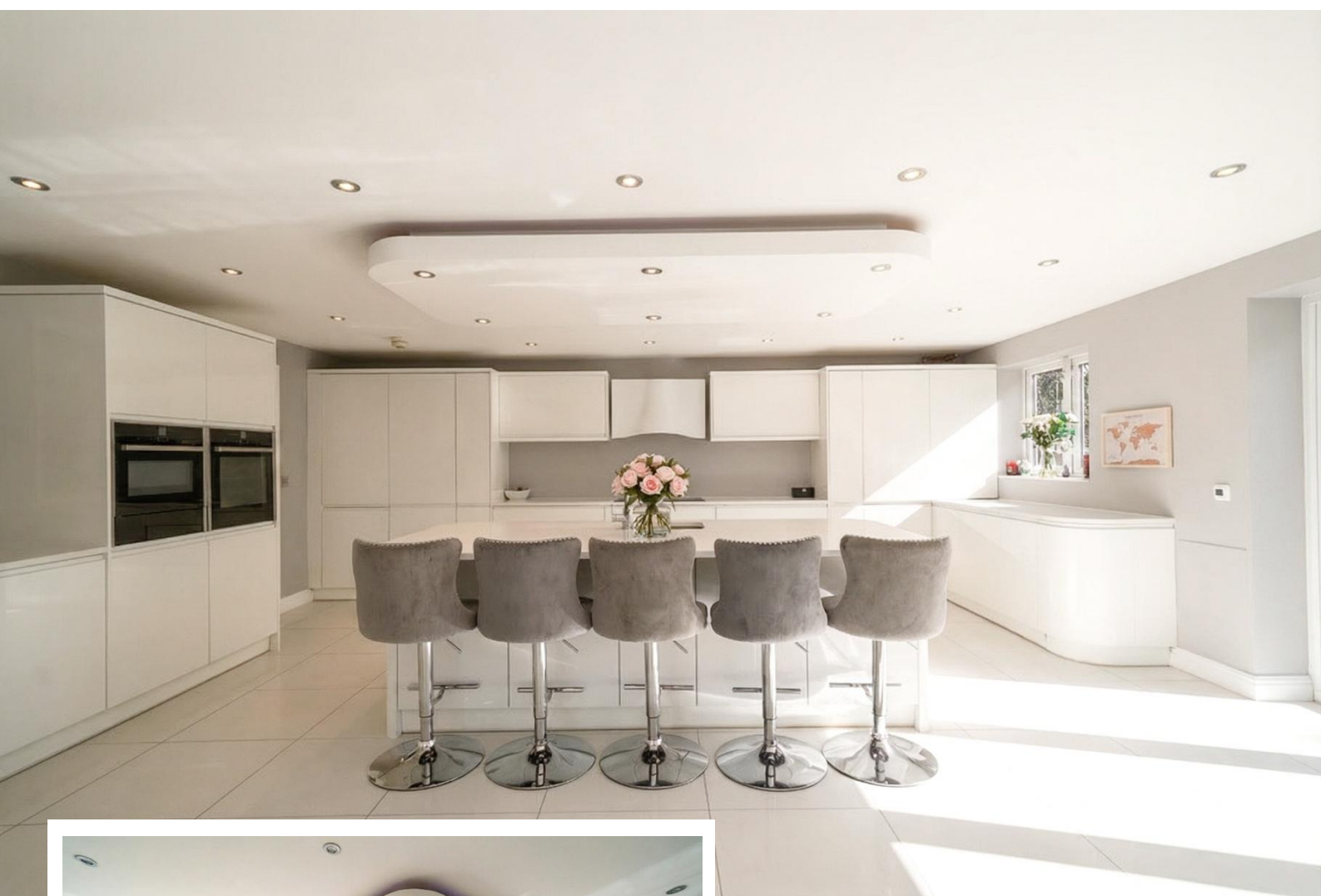
Yardley Wood

- A Beautifully Presented & Extended Seven Bedroom Link Detached
- Stunning Extended Kitchen Diner
- Family Bathroom & Jack & Jill Shower Room
- Private Rear Garden Backing On To Canal

Offers Over £450,000

Current EPC Rating - B
Current Council Tax Band - E





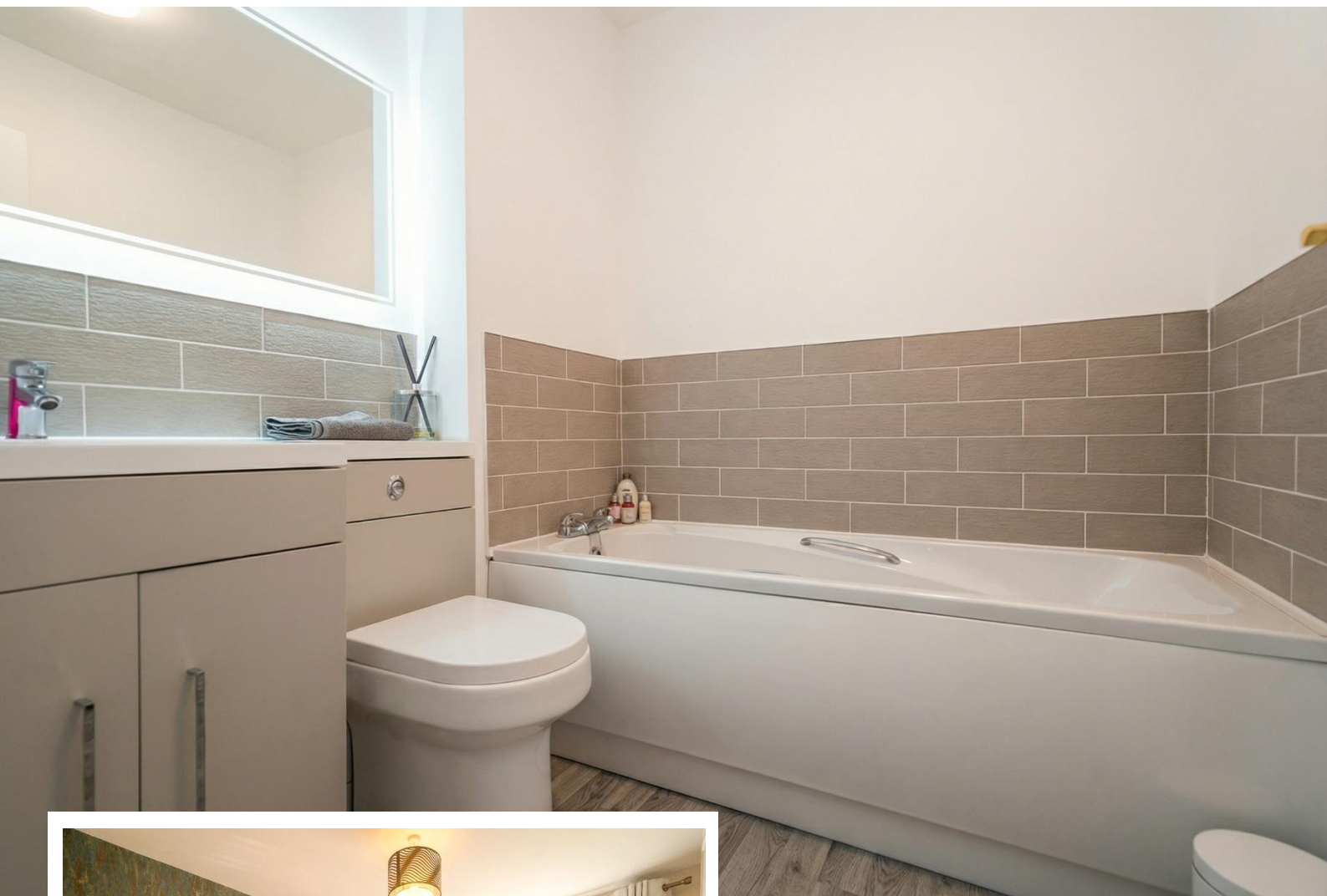
Property Description

A beautifully presented and extended seven bedroom link detached property offering superb extended kitchen diner, lounge, guest WC, four bedrooms to first floor with en suite to master and family bathroom, three further bedrooms to second floor with Jack & Jill shower room and good sized store room, private rear garden backing onto canal, garage and off road parking

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 –



Rooms & Measurements

Lounge to Front - 6m x 3.4m (19'8" x 11'1")

Stunning Extended Kitchen Diner to Rear - 8.4m x 6.1m (27'6" x 20'0")

Master Bedroom to Front - 4m x 3.4m (13'1" x 11'1")

En Suite Shower Room

Bedroom Two to Rear - 3.2m x 3m (10'5" x 9'10")

Bedroom Three to Rear - 3.2m x 2.6m (10'5" x 8'6")

Bedroom Four to Front - 2.5m x 2.1m (8'2" x 6'10")

Family Bathroom - 1.9m x 1.9m (6'2" x 6'2")

Bedroom Five to Rear - 4.7m x 3.4m (15'5" x 11'1")

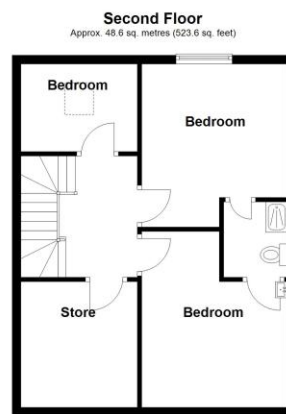
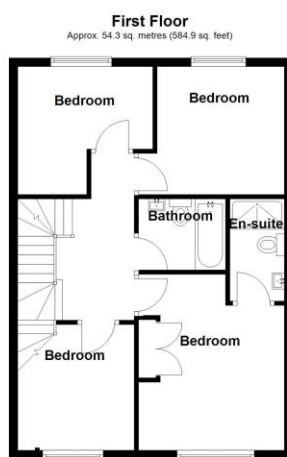
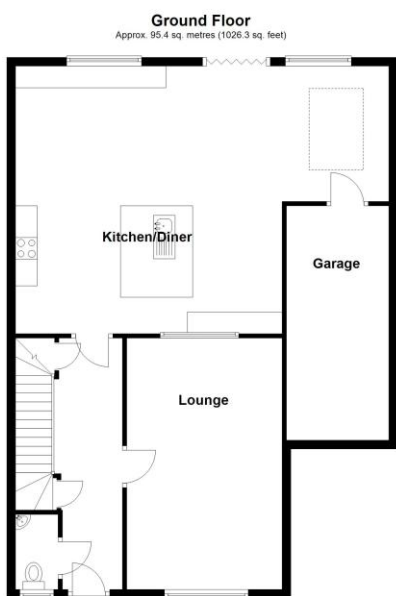
Bedroom Six to Side - 4m x 3.4m (13'1" x 11'1") (with some head height restriction)

Jack & Jill Shower Room

Bedroom Seven to Rear - 3.1m x 2.1m (10'2" x 6'10")

Storage Room - 2.2m x 2.1m (7'2" x 6'10")

Garage - 5.2m x 2.9m (17'0" x 9'6")



Total area: approx. 198.3 sq. metres (2134.8 sq. feet)

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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.