

smarthomes

Banbrook Close

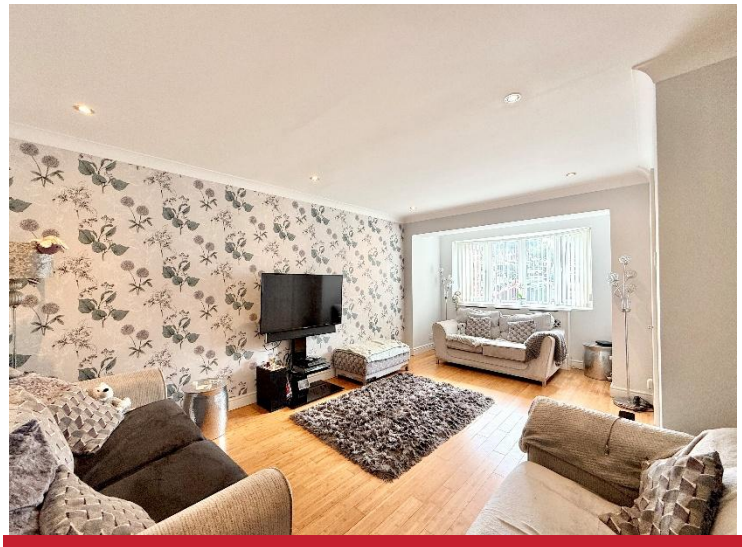
Solihull

- A Well Presented Three Bedroom Family Home
- Lounge, Dining Room, Family Room & Extended Kitchen
- Landscaped Westerly Facing Rear Garden
- Garage & Ample Driveway Parking

£400,000

Current EPC Rating - C

Current Council Tax Band - D











Property Description

A well presented and extended detached family home benefiting from air conditioning to several rooms and being situated in an ideal location for JLR and Birmingham Airport. Offering accommodation comprising a spacious lounge, dining room, family room, breakfast kitchen, guest W.C, three good size bedrooms, re-fitted family bathroom, private rear garden with hot tub, driveway parking and garage with utility area

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 Lounge to Front 5.36m x 3.45m (17'7" x 11'4")

Dining Room 4.44m x 3.05m (14'7" x 10'0")

Extended Family Room to Rear 3.84m x 2.62m (12'7" x 8'7")

Extended Breakfast Kitchen to Rear 6.45m x 2.67m (21'2" x 8'9")

Bedroom One to Front 3.86m x 2.36m (12'8" x 7'9")

Bedroom Two to Rear 3.2m x 2.36m (10'6" x 7'9")

Bedroom Three to Front 2.82m max x 1.85m max (9'3" max x 6'1" max)

Re-Fitted Family Bathroom to Rear 2.21m x 1.75m (7'3" x 5'9")

Garage/Utility 5.36m x 2.64m (17'7" x 8’8”)

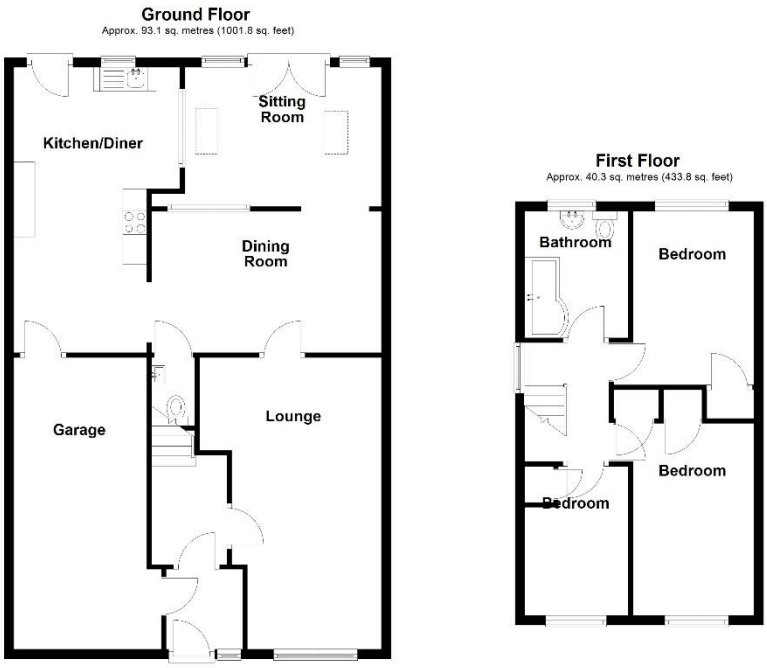
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – D











Total area: approx. 133.4 sq. metres (1435.6 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 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.