



smarthomes

Yewhurst Road

Solihull, West Midlands, B91 1PW

- A Well Presented Detached Family Home
- Three Good Size Bedrooms
- Family Bathroom & Ground Floor Shower Room
- Large Rear Garden
- Potential To Extend Subject To Planning Permission

Offers In The Region Of

£700,000

EPC Rating 66

Current Council Tax Band F





Property Description

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.

The property is set back from the road behind a lawned fore garden and block edged tarmac driveway providing off road parking extending to garage door, gated side access and storm porch with UPVC double glazed door leading through to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation, cloaks cupboard, coving to ceiling, wall lighting and glazed doors leading off to

Lounge Area to Front

13' 4" x 17' 5" (4.06m x 5.31m) With double glazed bay window to front elevation, radiator, coving to ceiling, feature gas fireplace with stone hearth, ceiling light point and large archway leading through to



Dining Area to Rear

10' 0" x 10' 10" (3.05m x 3.3m) With tilt and slide UPVC double glazed patio doors to rear garden, coving to ceiling, ceiling light point, serving hatch and radiator

Breakfast Kitchen to Rear

11' 10" x 10' 8" (3.61m x 3.25m) Being fitted with a range of wall, drawer and base units with complementary Granite effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven and grill, integrated freezer, breakfast bar seating area, radiator, spot lights to ceiling, tiled flooring, coving to ceiling, under-stairs pantry storage, double glazed window to rear elevation and door leading through to



Utility Room

6' 8" x 5' 8" (2.03m x 1.73m) With wall mounted boiler, double glazed window to rear, UPVC double glazed door leading out to the rear garden, tiled flooring, radiator, door to garage and door leading into

Ground Floor Shower Room

3' 11" x 5' 10" (1.19m x 1.78m) Having a shower area with electric shower and floor drain, low flush WC and wall mounted wash hand basin with complementary tiling to walls and floor, extractor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling



Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to side, loft hatch, coving to ceiling and doors leading off to



Bedroom One to Front

15' 9" x 13' 2" (4.8m x 4.01m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and a range of fitted furniture

Bedroom Two to Rear

10' 9" x 13' 6" (3.28m x 4.11m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and built-in wardrobe

Bedroom Three to Front

7' 9" x 10' 11" (2.36m x 3.33m) With double glazed window to front elevation, radiator, ceiling light point and door to eaves storage



Family Bathroom to Rear

8' 5" x 7' 9" (2.57m x 2.36m) Being fitted with a three piece white suite comprising; tiled panelled bath with electric shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to walls and floor, obscure double glazed window to rear, ladder style heated towel rail, radiator, airing cupboard and spot lights to ceiling

Large Rear Garden

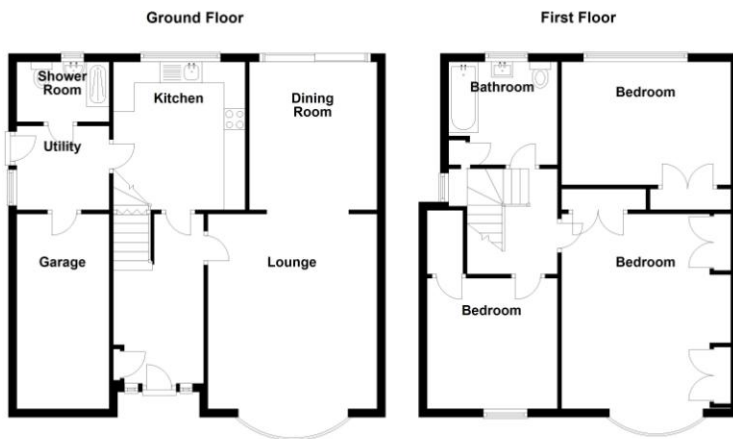
Being mainly laid to lawn with paved patio, fencing to boundaries and a variety of mature shrubs, trees and bushes

Garage

16' 6" x 8' 8" (5.03m x 2.64m) With up and over garage door to driveway, window to side, power and lighting

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. 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. 127.0 sq. metres (1367.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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 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.