

smarthomes

Broomfields Close

Solihull

- A Well Presented Semi-Detached Family Home
- Three Bedrooms
- Fitted Breakfast Kitchen
- Spacious Through Lounge/Diner

Offers Over £300,000

Current EPC Rating - D

Current Council Tax Band - C











Property Description

A well presented and spacious semi-detached family home situated in a most convenient location. Benefiting from no upward chain and superb potential for extension subject to planning consent, the accommodation comprises a spacious through lounge/diner, fitted breakfast kitchen, three good size bedrooms, re-fitted shower room, private rear garden 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 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

Spacious Through Lounge/Diner 6.2m x 3m (20'4" x 9'10")

Dual Aspect Fitted Breakfast Kitchen 4m x 2.7m (13'1" x 8'10")

Bedroom One to Rear 3.5m x 3m (11'5" x 9'10")

Bedroom Two to Front 3m x 2.1m (9'10" x 6'10")

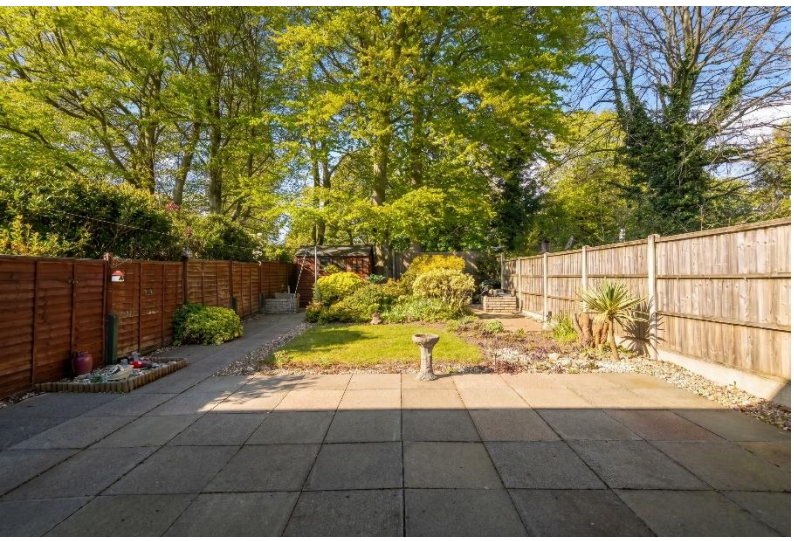
Bedroom Three to Rear 2.7m x 2.7m (8'10" x 8'10")

Re-Fitted Family Shower Room 1.9m x 1.8m (6'2" x 5'10")

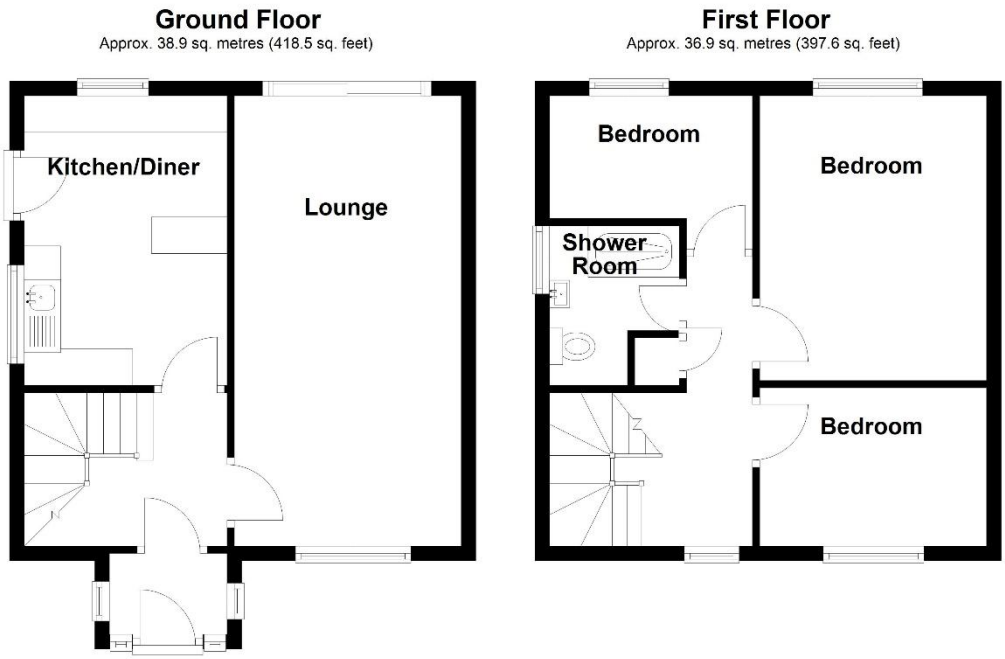
Tenure
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C











Total area: approx. 75.8 sq. metres (816.1 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.