smarthomes

# Ulverley Green Road

Solihull

- A Beautifully Presented Three Bedroom Family Home
- Superb Open Plan Family Kitchen/Diner & Family Bathroom
- Delightful Rear Garden & Rear Garage
- Spacious Lounge & Guest W.C

**£440,000**

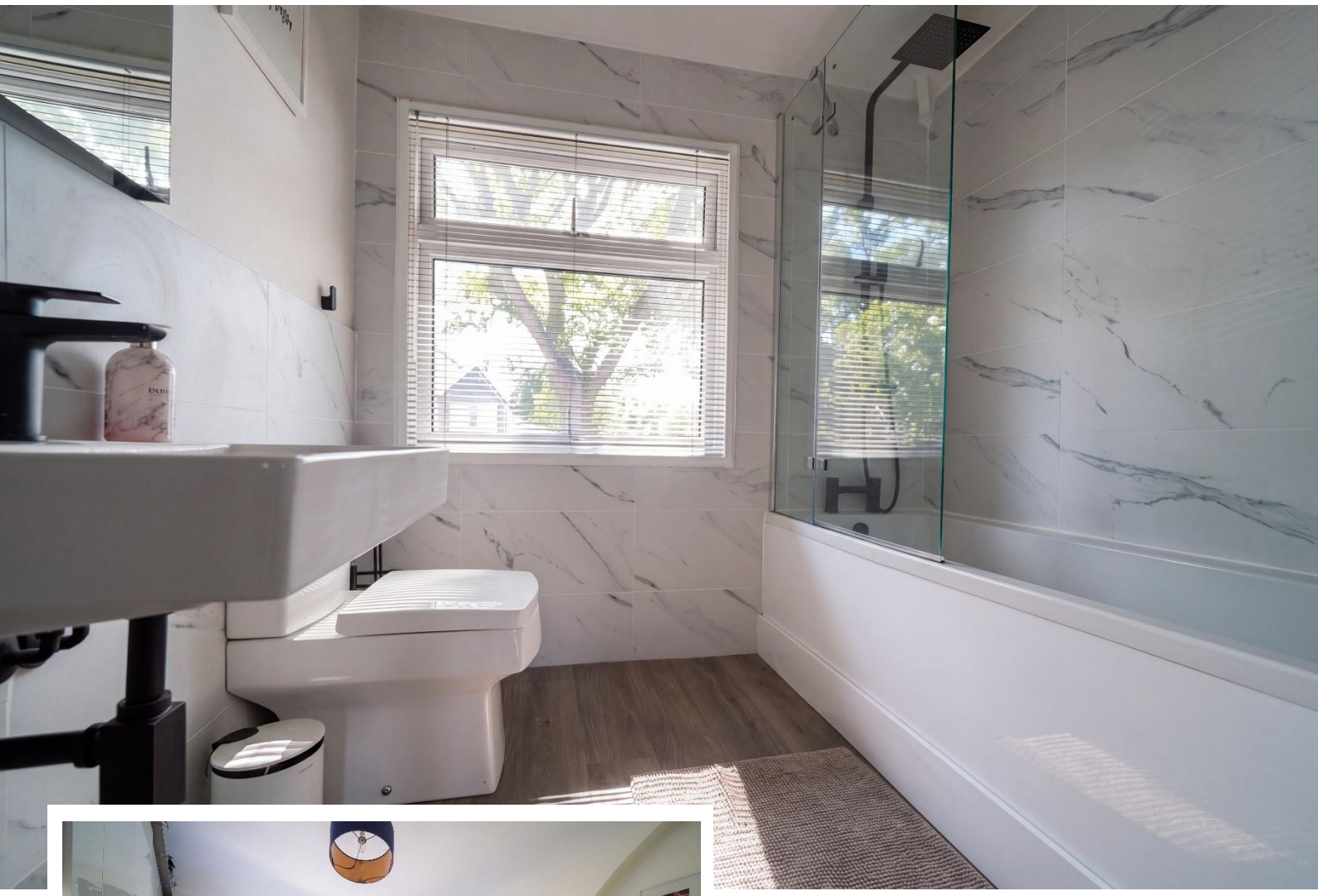
Current EPC Rating - D

Current Council Tax Band - C

## Property Description

A beautifully presented and extended three bedroom semi-detached property offering accommodation comprising an open-plan family kitchen/diner, separate lounge, guest W.C, three good sized bedrooms, family bathroom, private rear garden, off road parking and garage to rear

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

Open Plan Family Kitchen/Diner 7.4m x 4.6m (24'3" x 15'1")

Lounge to Front

W.C 1.3m x 0.7m (4'3" x 2'3")

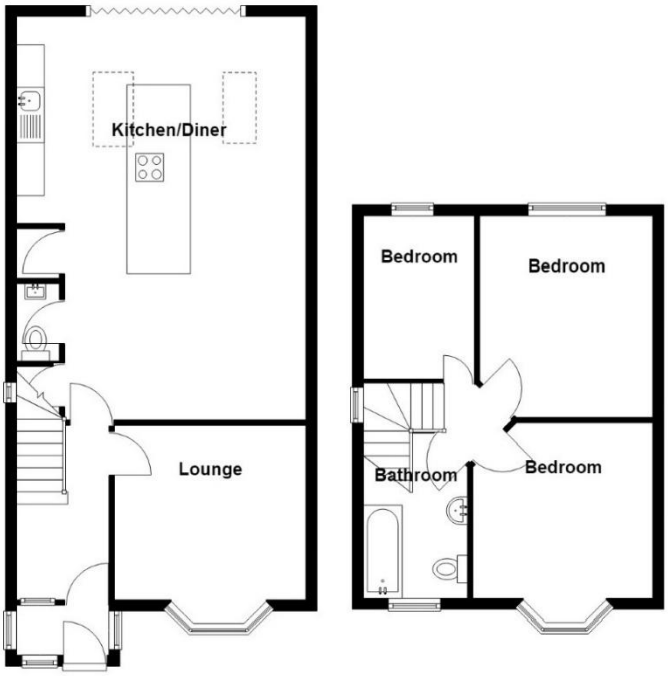
Bedroom One to Front 3.3m x 3.8m (10'9" x 12'5")

Bedroom Two to Rear 3.7m x 3.4m (12'1" x 11'1")

Bedroom Three to Rear 2.6m x 2m (8'6" x 6'6")

Re-Fitted Family Bathroom 2m x 2.6m (6'6" x 8’6”)

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 – C

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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.