



smarthomes

Mereside Way

Solihull, West Midlands, B92 7DB

- A Well Presented Link Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Pleasant West Facing Rear Garden
- Off Road Parking & Two Garages

Offers Over £475,000

EPC Rating '63'

Current Council Tax Band - D





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 tarmac driveway with feature block paving providing off road parking extending to external lighting, two garage doors and hardwood front door with obscure glazed inserts leading through to

Entrance Porch

With laminate flooring, spot lights to ceiling, double glazed window to side, useful storage cupboard and hardwood door with glazed inserts leading through to



Welcoming Entrance Hall

With laminate flooring, radiator, coving to ceiling, wall lighting, ceiling light point, stairs leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to side, low flush WC, wash basin, tiling to splashback areas, tiled flooring and spot lights to ceiling

Spacious Lounge to Rear

15' 8" x 13' 9" (4.8m x 4.2m) With double glazed window to rear, double glazed French doors leading out to the Westery facing rear garden, ceiling light points, coving to ceiling, laminate flooring, radiator, electric fireplace and part glazed French doors leading into



Dining Room to Rear

17' 0" x 9' 2" (5.2m x 2.8m) With double glazed window to rear elevation, two ceiling light points, coving to ceiling, radiator, laminate flooring and door to

Breakfast Kitchen to Front

15' 5" x 8' 2" (4.7m x 2.5m) Being fitted with a range of wall, drawer and base units, complementary laminate work surfaces with breakfast bar seating area, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, space for American style fridge freezer, double glazed window to front elevation, radiator, spot lights to ceiling, coving to ceiling, tiled flooring and door to garage



Accommodation on the First Floor

Landing

With ceiling light point, coving to ceiling, loft access, useful airing cupboard and doors leading off to

Bedroom One to Rear

13' 9" x 8' 10" (4.2m x 2.7m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and built-in wardrobes with sliding doors

Bedroom Two to Front

12' 9" x 8' 10" (3.9m x 2.7m) With double glazed window to front elevation, radiator, ceiling light point, laminate flooring, coving to ceiling and built-in wardrobes with sliding doors





Bedroom Three to Rear

10' 5" x 6' 6" (3.2m x 2.0m) With double glazed window to rear elevation, radiator, ceiling light point, laminate flooring and coving to ceiling

Family Bathroom to Front

7' 2" x 6' 2" (2.2m x 1.9m) Being fitted with a three piece white suite comprising P-shaped panelled bath with thermostatic rainfall shower over, further handheld shower attachment, centralised mixer tap and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to front, tiling to walls and floor, ladder style radiator and ceiling light point



Garage One

16' 8" x 9' 2" (5.1m x 2.8m) With metal up and over garage door to driveway, ceiling light point and laminate work surface with space and plumbing for washing machine and tumble dryer

Pleasant West Facing Rear Garden

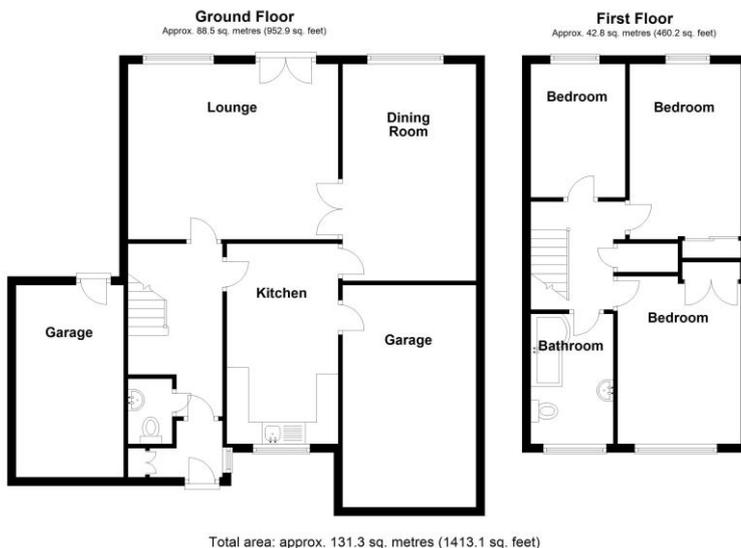
Being mainly laid to lawn with timber decked area, fencing to boundaries, barked area, a variety of mature shrubs, trees and bushes, exterior lighting and paved terrace to side with external lighting, external power points and door to garage

Garage Two

15' 5" x 7' 6" (4.7m x 2.3m) With metal up and over garage door to driveway, ceiling light point, Glow Worm boiler and UPVC double glazed door to rear terrace

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(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. 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/tenants are advised to recheck the measurements