



smarthomes

Woodhall Croft

Solihull

- An Extremely Well Presented Three Bedroom Detached Property
- Two Reception Rooms & Fitted Kitchen
- Conservatory
- South Facing Private Rear Garden

Offers Over £385,000

Current EPC Rating 69 (C)
Current Council Tax Band D

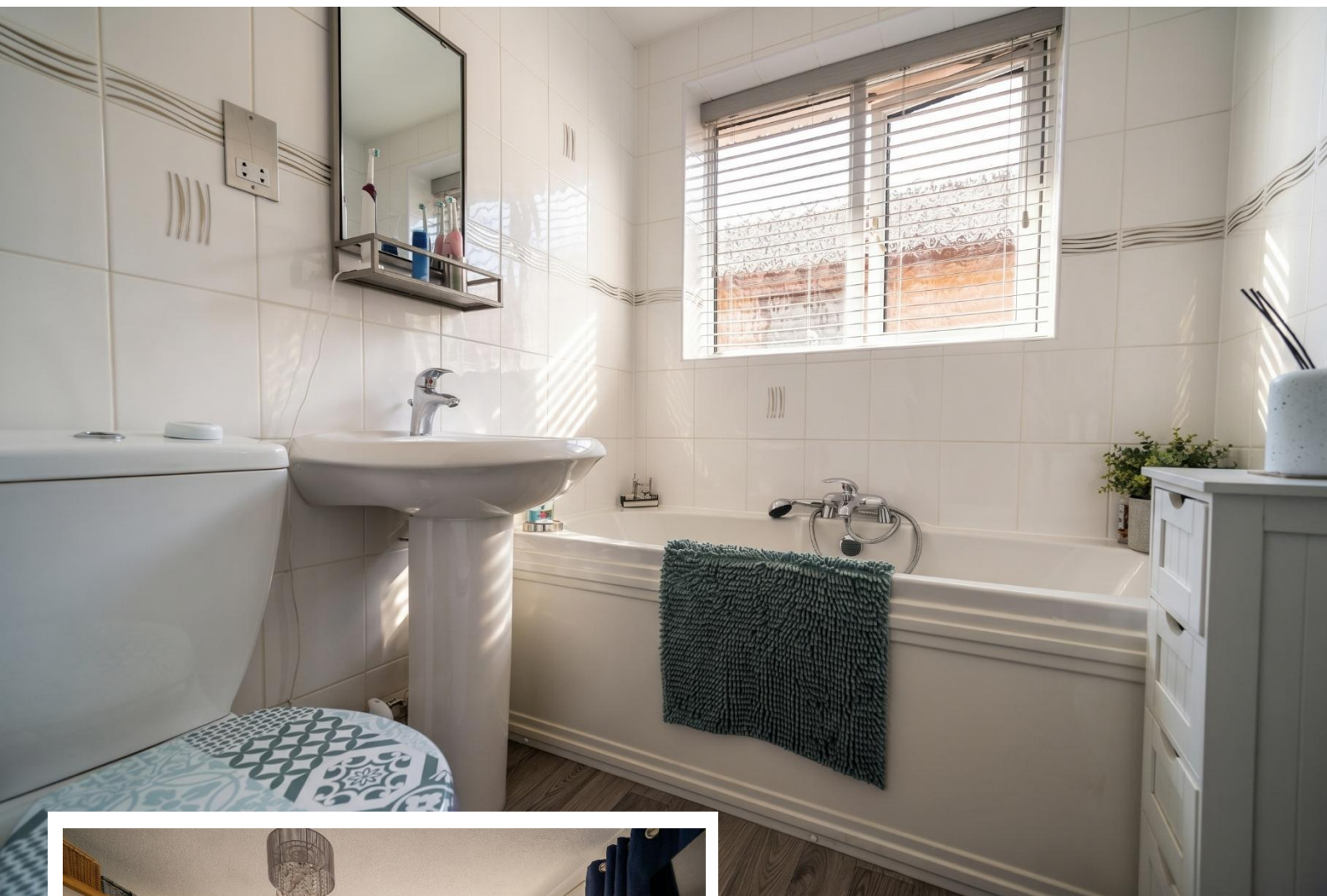




Property Description

An extremely well presented three bedroom detached property situated in a quiet cul-de-sac location and briefly affording lounge, dining room, kitchen, conservatory, guest WC, four piece family bathroom, private south facing rear garden, garage to side and off-road 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

Entrance Hall

Guest WC

Lounge to Front - 6m (into bay) x 3.6m (19'8" x 11'9")

Dining Room to Rear - 3.8m x 2.4m (12'5" x 7'10")

Fitted Kitchen - 3.5m x 2m (11'5" x 6'6")

Conservatory to Rear - 2.7m x 4.2m (8'10" x 13'9")

Bedroom One to Rear - 3.7m x 2.7m (12'1" x 8'10")

Bedroom Three to Rear - 2.8m x 1.8m (9'2" x 5'10")

Four Piece Family Bathroom to Side - 2.7m x 1.6m (8'10" x 5'2")

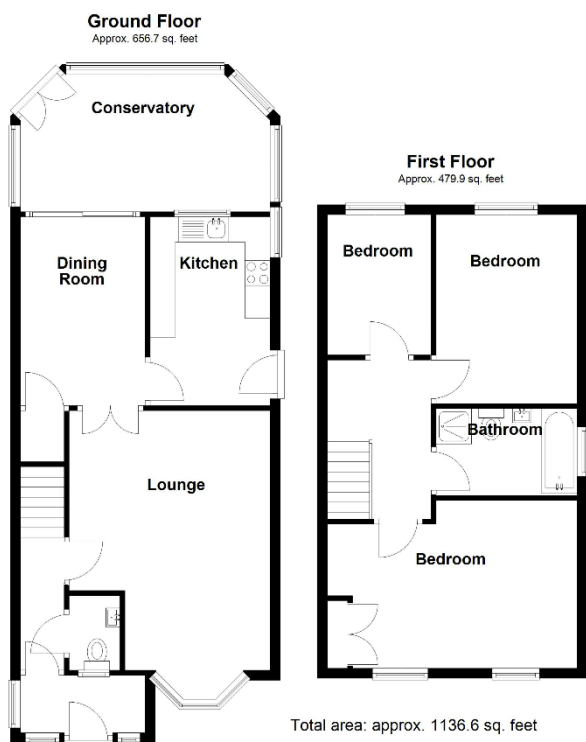
Garage - 5.6m x 2.6m (18'4" x 8'6")

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 Nigel Hodges

Current council tax band – D



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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.