



smarthomes

Leaffield Road

Solihull, B92 8NY

- An Extended Semi-Detached Property on a Corner Plot
- Five Bedrooms
- Spacious Open Plan Lounge/Diner
- No Upward Chain

OIRO £350,000

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 lawned fore garden with a low level wall to front boundary, planted shrubs, a block paved driveway providing off road parking and a paved footpath extending to UPVC double glazed doors leading into



Enclosed Porch

With a further glazed door with matching side windows leading to

Entrance Hallway

With ceiling spot lights, radiator, stairs leading to the first floor accommodation and door leading off to

Spacious Open Plan Lounge/Diner

25' 7" max x 18' 0" max (7.8m max x 5.5m max)
With a UPVC double glazed bay window to front elevation, UPVC double glazed window to rear elevation and double glazed sliding patio doors leading to rear garden. Wall mounted radiators, wall and ceiling light points, under stairs storage cupboard, brick built fireplace with ornamental fish tank and glazed door leading to



Fitted Breakfast Kitchen

22' 11" max x 19' 0" max (7m max x 5.8m max)
Being fitted with a range of wall, base and drawer units with a work surface over incorporating a double bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over. Eye level double oven and grill, space and plumbing for washing machine and dishwasher, breakfast bar, tiling to splash back areas, radiator, ceiling light points, UPVC double glazed windows to the front and rear aspects and UPVC doors leading to the front and rear of the property



Landing

With ceiling light point, airing cupboard housing a gas central heating boiler and doors leading off to

Bedroom One to Front

13' 1" x 11' 5" (4m x 3.5m) With a UPVC double glazed bay window to front elevation, fitted cupboard, radiator and ceiling light point



Bedroom Two to Rear

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed window to rear elevation, fitted cupboard, radiator and ceiling light point

Bedroom Three to Rear

11' 1" x 9' 2" (3.4m x 2.8m) With a UPVC double glazed window to rear elevation and ceiling light point



Bedroom Four to Front

13' 5" max x 11' 1" max (4.1m max x 3.4m max) With a UPVC double glazed window to front elevation, laminate flooring and ceiling light point

Bedroom Five to Front

8' 2" x 5' 10" (2.5m x 1.8m) With a UPVC double glazed window to front elevation, radiator and ceiling light point

Family Bathroom to Rear

6' 10" x 5' 2" (2.1m x 1.6m) Being fitted with a suite comprising of a panelled bath, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Rear Garden

Being mainly laid to lawn with paved patio areas, planted shrub borders, panelled fencing to boundaries, greenhouse and courtesy door to

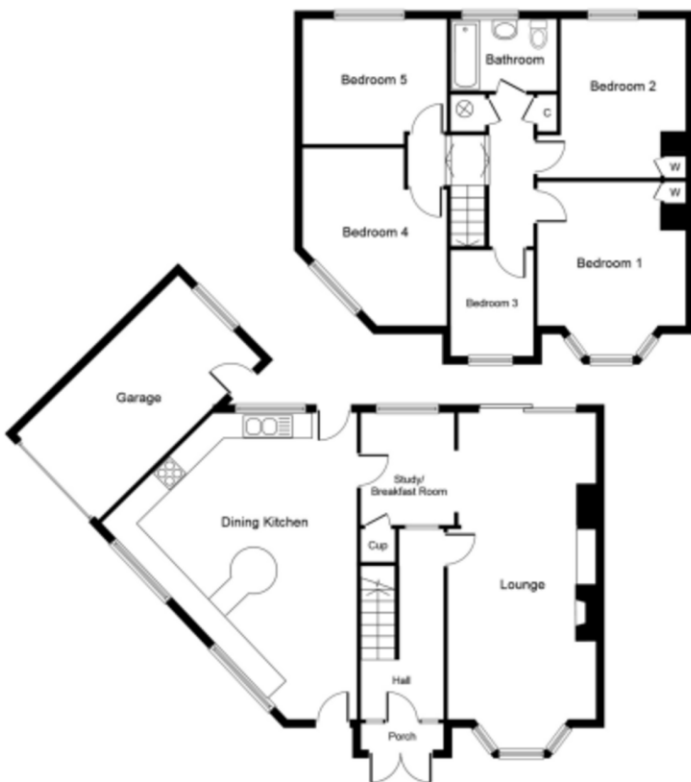


Garage

18' 4" x 9' 2" (5.6m x 2.8m) Located at the side of the property with an up and over door for vehicular access, lighting and power points

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 vendor. Current council tax band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(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. 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.