



smarthomes

Windsor Drive

Solihull, B92 8HS

- A Semi-Detached Family Home
- Three Bedrooms
- Conservatory
- No Upward Chain

Offers Over £340,000

EPC Rating - TBC

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 block paved driveway providing off road parking with a further paved area, planted shrub border extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring, ceiling light point and an original wooden glazed door with matching side windows leading to



Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation and door leading off to

Through Lounge/Diner

Dining Area

11' 5" x 11' 5" (3.5m x 3.5m) With aluminium framed double glazed sliding patio doors leading to conservatory, wall mounted radiator, ceiling light point and opening to

Lounge to Front

13' 1" x 11' 5" (4m x 3.5m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and an electric fire with tiled hearth and wooden surround



Conservatory

17' 4" x 10' 5" (5.3m x 3.2m) With UPVC double glazed windows, polycarbonate roof, laminate flooring, two central heating radiators, ceiling light and fan and double glazed French doors leading out to the rear garden

Fitted Kitchen to Rear

7' 10" x 7' 6" (2.4m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over. Electric cooker with extractor hood over, tiling to splash back areas, useful pantry, radiator, ceiling light point, aluminium framed double glazed window to the rear aspect and a single glazed door to



Utility Room

10' 2" x 9' 10" (3.1m x 3m) Fitted with a range of wall and base units with a work surface over, space and plumbing for dishwasher, washing machine and tumble dryer, UPVC double glazed door and window to rear, tiling to floor, central heating radiator, ceiling light point and door to

Guest W.C

Being fitted with an off white suite comprising a low flush WC and vanity wash hand basin. Tiling to splash back areas and floor, radiator and ceiling light point



Landing

With ceiling light point, obscure double glazed window to side, loft hatch, storage cupboard, airing cupboard and doors leading off to

Bedroom One to Front

13' 5" x 9' 6" (4.1m x 2.9m) With double glazed bay window to front elevation, radiator, ceiling light point and built in wardrobes and vanity area



Bedroom Two to Rear

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

Bedroom Three to Front

8' 2" x 6' 6" (2.5m x 2m) With double glazed window to front elevation, radiator, freestanding cupboard and ceiling light point

Family Shower Room to Rear

7' 6" x 5' 2" (2.3m x 1.6m) Being fitted with a modern white suite comprising of a corner shower enclosure with electric shower, bidet, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the rear elevation

Extensive Rear Garden

Being mainly laid to lawn with paved patio areas, well stocked shrub borders, cold water tap, timber framed shed, greenhouse and panelled fencing to boundaries

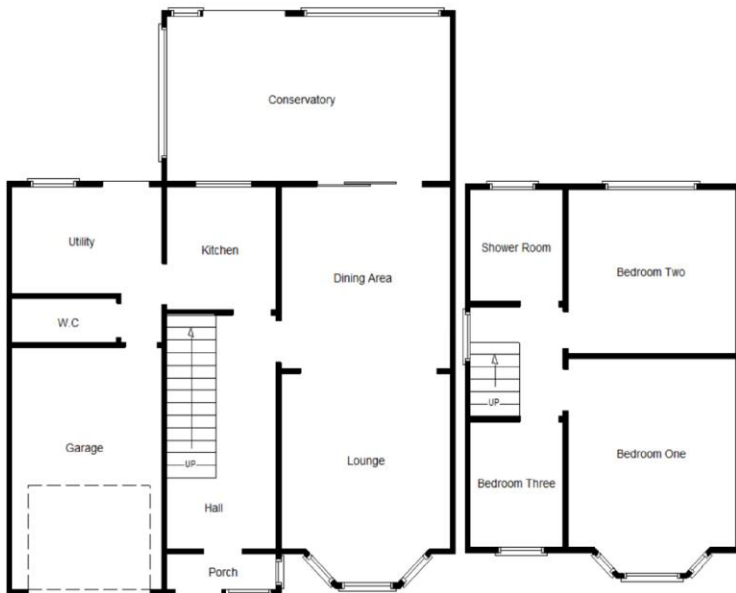
Garage

15' 1" x 10' 2" (4.6m x 3.1m) Located at the side of the property with an electric up and over door for vehicular access, ceiling light point and eaves storage



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. Current council tax band - D



316 Stratford Road
Shirley
Salihull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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.