



smarthomes

Howard Road

Solihull, West Midlands, B92 7LE

- An Extended Semi-Detached Property
- Two Reception Rooms
- Two Good Size Bedrooms
- Conservatory

Offers in Region of £250,000

EPC Rating - D

Current Council Tax Band - B





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 planted shrubs to side boundaries and a gate leading to a UPVC double glazed door leading into



Entrance Hallway

9' x 5' (2.74m x 1.52)

With a fitted storage cupboard, ceiling light point, radiator, open staircase leading to the first floor accommodation and access to

Lounge to Front

12' 5" x 12' 1" (3.8m x 3.7m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and a living flame gas fire with tiled hearth and inlay and a wooden surround



Dining Room to Rear

14' 1" x 10' 5" (4.3m x 3.2m) With two wall mounted radiators, wall and ceiling light points and a UPVC double glazed door with matching side windows leading to

Conservatory

9' 2" x 7' 10" (2.8m x 2.4m) With double glazed windows, glass roof, tiled flooring, ceiling light and fan and double glazed French doors leading out to the rear garden



Extended Fitted Kitchen to Rear

11' 9" x 8' 6" (3.6m x 2.6m) Being fitted with a range of wooden wall, base and drawer units with a granite work surface over incorporating a Belfast sink with mixer tap over, further incorporating a 4 ring AEG gas hob with extractor hood over. Inset electric oven, integrated microwave, space and plumbing for washing machine and dishwasher, tiling to splash back areas and floor, radiator, electric chrome heated towel rail, ceiling light point, a UPVC double glazed door to side and a UPVC double glazed window to the rear aspect



Landing

With ceiling light point, loft hatch and doors leading off to

Bedroom One to Front

12' 5" x 10' 5" (3.8m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes and over bed storage



Bedroom Two to Rear

12' 5" x 8' 6" (3.8m x 2.6m) With double glazed window to rear elevation, radiator, ceiling light point and a wall mounted gas central heating boiler

Family Bathroom to Side

7' 10" x 5' 6" (2.4m x 1.7m) Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation



West Facing Rear Garden

With an Indian stone patio for ease of maintenance, panelled fencing to boundaries, h-gated side access, cold water tap, a variety of planted shrubs and bushes and access to

Large Timber Storage Shed

15' 5" x 7' 10" (4.7m x 2.4m) With a single glazed windows to side, power points and ceiling light

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 - B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(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. 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.