



smarthomes

Eden Road

Solihull, West Midlands, B92 9DT

- A Recently Modernised Semi-Detached Family Home
- Three Bedrooms
- Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom

Offers Over £300,000

EPC Rating - 70

Current Council Tax Band - C





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 laid lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

With Georgian style door leading to



Entrance Hallway

With stripped timber effect flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and doors leading off to

Lounge to Front

14' 6" x 10' 1" (4.42m x 3.07m) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and gas canopy fire set within marble effect surround



Re-Fitted Kitchen/Diner to Rear

16' 2" x 11' 0" max (4.93m x 3.35m max) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring ceramic hob with extractor hood over and oven below. Metro tiling to splash back areas, stripped timber effect flooring, two radiators, two ceiling light points, UPVC double glazed bay window to rear, additional UPVC double glazing window to rear and UPVC double glazed door to garage



Landing

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

Bedroom One to Front

11' 10" x 10' 1" (3.61m x 3.07m) With double glazed window to front elevation, radiator, ceiling light point and triple mirror fronted wardrobes

Bedroom Two to Rear

11' 4" x 10' 4" (3.45m x 3.15m) With double glazed window to rear elevation, radiator, ceiling light point and triple mirror fronted wardrobes



Bedroom Three to Front

8' 7" x 5' 10" (2.62m x 1.78m) With double glazed window to front elevation, double fitted wardrobe, radiator and ceiling light point



Re-Fitted Family Bathroom to Rear

Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Airing cupboard housing a wall mounted gas central heating boiler, wood effect flooring, ceiling light point and an obscure double glazed window to the rear elevation

West Facing Rear Garden

With open views to rear and being mainly laid to lawn with crazy paved patio area, timber framed shed and fencing and hedging to boundaries

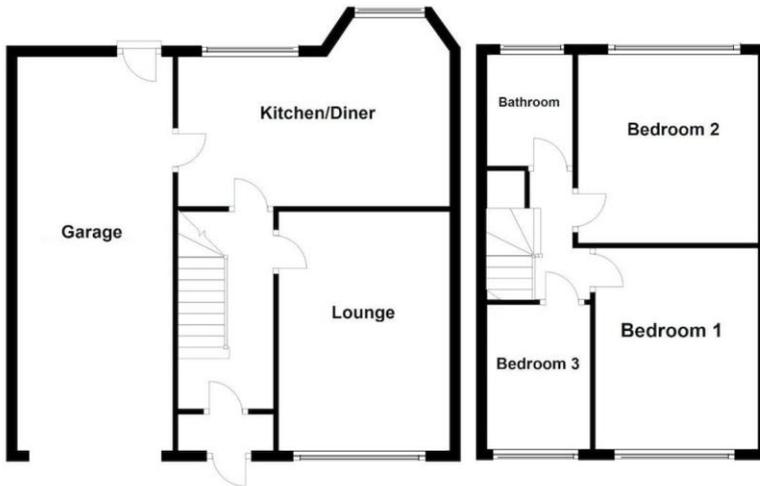


Tandem Garage & Workshop

24' 10" x 9' 2" (7.57m x 2.79m) Located at the side of the property with a bi-fold door for vehicular access, ceiling light point, double glazed door and window to rear and courtesy door to kitchen

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 - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(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.