



smarthomes

## Whar Hall Road

Solihull, West Midlands, B92 0PG

- A Well Presented Semi Detached Property
- Two Double Bedrooms
- Breakfast Kitchen
- South Facing Landscaped Rear Garden

**£270,000**

EPC Rating 58

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 and stone chipping driveway providing off road parking extending to gated side access to rear garden, exterior lighting and double glazed composite front door leading into



### Enclosed Porch

With wood effect flooring and UPVC obscure double glazed door leading through to

### Entrance Hallway

With ceiling light point, radiator, wood effect flooring, stairs leading to the first floor accommodation and door leading through to

### Lounge to Front

11' 9" x 10' 9" (3.6m x 3.3m) With double glazed window to front elevation, radiator, ceiling light point, coving to ceiling, wood effect flooring and door leading into



### Breakfast Kitchen to Rear

14' 5" x 10' 2" (4.4m x 3.1m) Being fitted with a range of wall, drawer and base units incorporating wine rack with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven, space and plumbing for washing machine and dishwasher, space for fridge freezer, under-cupboard lighting, cupboard housing Potterton boiler, radiator, ceiling light points, coving to ceiling, useful under-stairs storage cupboard, wood effect flooring, double glazed windows to rear and double glazed doors to side and rear elevations



### Accommodation on the First Floor

#### Landing

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

#### Bedroom One to Front

14' 1" x 9' 6" (4.3m x 2.9m) With feature wall panelling, double glazed window to front elevation, radiator and ceiling light point



#### Bedroom Two to Rear

12' 1" x 7' 6" (3.7m x 2.3m) With double glazed window to rear elevation and ceiling light point



### Contemporary Family Bathroom to Rear

Being fitted with a three piece white suite comprising; panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and pedestal wash hand basin, with marble effect tiling to water prone areas, wood effect flooring, obscure double glazed window to rear, radiator, coving to ceiling and ceiling light point

### South Facing Landscaped Rear Garden

Being mainly laid to lawn with paved patio, paved pathway, terrace to rear, outside tap, security lighting, fencing to boundaries, gravelled shrubbery borders and gated side access to driveway



### 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 – C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

316 Stratford Road  
Shirley  
Soliuhull  
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.