



smarthomes

## Maywell Drive

Solihull, West Midlands, B92 0PR

- A Well Presented Semi Detached Property
- Two Double Bedrooms With Built-in Wardrobes
- Lounge Diner
- South West Facing Rear Garden

**£279,000**

EPC Rating - 69

Current Council Tax Band - C



Maywell Drive, Solihull, West Midlands, B92 0PR



## Property Description

Damson Parkway is situated in a popular & convenient location with easy access to the M42 motorway, NEC & Resorts World, Birmingham International Airport & Railway Station and Jaguar Land Rover. There is easy access to Solihull Town Centre where there is an excellent choice of shopping facilities including Touchwood Shopping Centre and John Lewis Department Store. There are local shops situated on Yew Tree Lane and Damson Lane and there are well regarded schools in the area with this property currently falling within Lode Heath School, Damson Wood School and Coppice Junior School catchments.



The property is set back from the road behind a lawned fore garden and block paved driveway providing off road parking extending to up and over garage door and canopy porch with part glazed composite front door leading through to

### **Entrance Hallway**

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



### **Kitchen to Front**

10' 2" x 5' 6" (3.1m x 1.68m) Being fitted with a range of high gloss wall, drawer and base units incorporating wine rack with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated fridge freezer and double glazed window to front



### **Lounge Diner to Rear**

17' 6" x 11' 8" (5.33m x 3.56m) With double glazed French doors leading out to the South West facing rear garden, door to under-stairs storage cupboard, wood effect floor covering, spot lights to ceiling and radiator



### **Landing**

With ceiling light point, door to airing cupboard and doors leading off to

### **Bedroom One to Front**

11' 8" x 8' 11" (3.56m x 2.72m) With two double glazed windows to front elevation, ceiling light point, radiator and door to built-in wardrobe

## Bedroom Two to Rear

11' 7" x 8' 3" (3.53m x 2.51m) With double glazed window to rear elevation, ceiling light point, radiator and door to built-in wardrobe

## Family Bathroom to Side

Being fitted with a three piece white suite comprising; panelled bath with shower over, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to side, shaver socket and ceiling light points

## South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, gravel borders, mature tree and shrubs and access to garage

## Garage

With up and over garage door to driveway and door to rear garden

## 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)	<b>A</b>		
(81-91)	<b>B</b>		91
(69-80)	<b>C</b>	69	
(55-68)	<b>D</b>		
(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	

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