



smarthomes

Dove House Lane

Solihull, B91 2EN

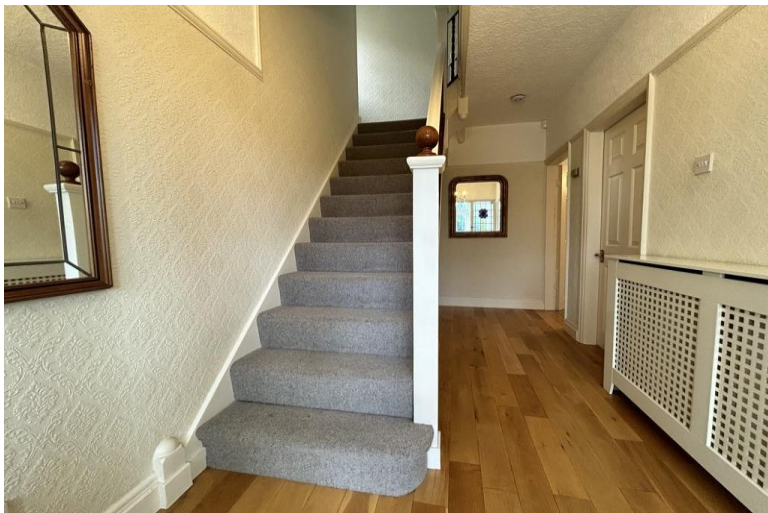
- An Extended Semi Detached Property
- Three Double Bedrooms
- Extended Lounge
- No Upward Chain

Offers Over £450,000

EPC Rating 56

Current Council Tax Band – D





Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property is set back from the road behind a tarmac driveway providing ample off road parking extending to

Enclosed Porch

With double glazed door and windows to front, ceramic tiling to floor, ceiling light point, obscure leaded glazed windows and door leading through to



Entrance Hallway

With ceiling light point, oak flooring, central heating radiator with decorative cover, decorative picture rail and stairs leading to the first floor accommodation and doors leading off to

Extended Lounge to Front

11' 9" x 15' 6" (3.58m x 4.72m) With double glazed bay window to front elevation, central heating radiator, decorative dado rail, ceiling light point, fireplace with inset coal effect gas fire and double doors leading through to

Extended Second Reception Room to Rear

18' 7" x 12' 0" (5.66m x 3.66m) With double glazed French doors leading to rear garden, two wall light points, ceiling light point, decorative picture rail, central heating radiator with decorative cover and feature stone fire surround with coal effect gas fire



Extended Kitchen / Breakfast Room to Rear

15' 10" x 8' 11" (4.83m x 2.72m) Being fitted with a range of oak fronted base units and matching wall units with complementary marble effect surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, integrated four ring gas hob set below combination and extractor, integrated oven and grill, plumbing for dishwasher, double glazed window to rear, coving to ceiling, central heating radiator, ceiling light point, ceramic tiling to floor and door leading out to



Extended Utility Room

18' 11" x 8' 1" (5.77m x 2.46m) With double glazed door and window to rear garden, stripped timber flooring, central heating radiator, two ceiling strip lights, louvred doors housing Potterton gas central heating boiler, plumbing for dishwasher, courtesy door to garage and door to

Guest WC

With low flush WC, wall mounted wash hand basin, ceiling light point and obscure double glazed window to garage

Accommodation On The First Floor

Split Level Landing

With ceiling light point, decorative picture rail, original leaded window to side, loft hatch and doors leading off to

Bedroom One to Front

15' 7" x 12' 1" (4.75m x 3.68m) With double glazed bay window to front elevation, double fitted wardrobe with hanging rail and shelving, central heating radiator, decorative picture rail and ceiling light point





Bedroom Two to Rear

15' 6" x 11' 7" (4.72m x 3.53m) With double glazed bay window to rear elevation, central heating radiator, decorative picture rail and ceiling light point

Bedroom Three to Front

14' 4" x 7' 9" (4.37m x 2.36m) With double glazed window to front elevation, central heating radiator, ceiling light point and door to box room with window to rear and providing wardrobe or storage space.

Re-Fitted Bathroom to Rear

Being fitted with a white four piece white suite comprising; panelled bath with chrome mixer tap, low flush WC and pedestal wash hand basin, tiled shower enclosure with shower over, chrome heated towel rail, ceiling down lights, polished Porcelain tiling to floors and obscure double glazed window to rear and side

Southerly Facing Rear Garden

Being mainly laid to lawn with slabbed and block paved patio area, cold water tap and a variety of mature shrubs, trees and bushes

Garage

15' 10" x 7' 4" (4.83m x 2.24m) With double opening doors, ceiling strip light, wall mounted Smart meter and wall mounted fuse board.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	86	
(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.