



smarthomes

Rangoon Road

Solihull, West Midlands, B92 9DB

- An Extended & Completely Refurbished Detached Family Home
- Three Bedrooms
- Extended Open Plan Kitchen Family Room
- Two Re-Fitted Shower Room

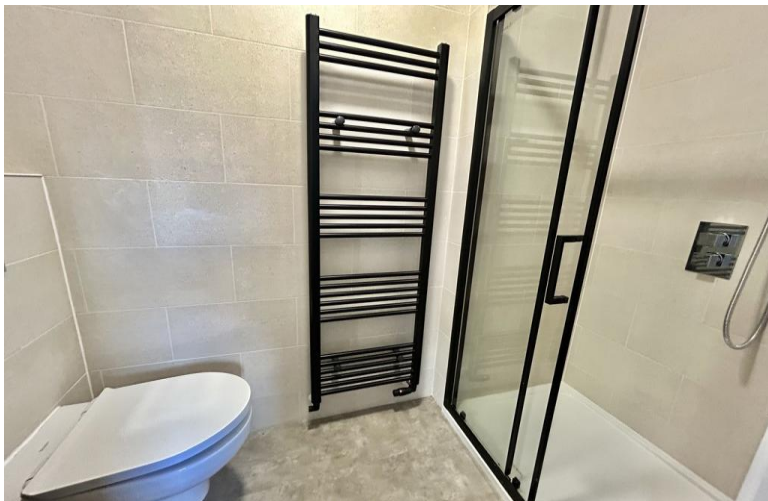
Offers Over

£400,000

EPC Rating TBC

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 extending to steps leading up to composite front door with frosted glazed side panels leading into

Entrance Hallway

With Herringbone Amtico flooring with under-floor heating, spindle balustrade staircase leading to the first floor accommodation, feature ceiling lighting, power points and double opening doors with Antique brass furnishings leading through to



Lounge to Front

16' 8" x 9' 3" (5.08m x 2.82m) With double glazed window to the front elevation, Herringbone Amtico flooring with under-floor heating, power points, feature ceiling lights and hard wiring for a wall mounted television

Superb Open Plan Kitchen Family Room to Rear

22' 10" x 16' 7" (6.96m x 5.05m) Being fitted with a range of contemporary base units and matching wall units with complementary work surfaces, integrated Bosch appliances including microwave oven, four ring gas hob set below combination light and extractor with glazed splash back, integrated oven, integrated 50/50 fridge freezer, integrated dishwasher, breakfast bar area with Corian sink and contemporary mixer tap, Herringbone Amtico flooring with under-floor heating, power points, hard wiring for wall mounted television, inset ceiling light, feature lights to ceiling, powder coated aluminium bi-folding doors out to the rear garden and feature picture window to rear.



Downstairs Shower Room

Fitted with a Hansgrohe and Duravit suite with floating WC, vanity wash hand basin, shower enclosure with chrome shower with additional hand fitment and overhead monsoon soaker, complementary tiling to walls and feature ladder style heated towel rail.

Utility Room

4' 5" x 5' 9" (1.35m x 1.75m) With plumbing for a washing machine, larder storage, double glazed window to the front elevation and stripped timber effect worktop.



Accommodation On The First Floor

Landing

With spindle balustrade, obscure double glazed window to the side, feature recessed shelving, ceiling light point, ceiling smoke alarm, loft hatch and doors leading off to

Bedroom One to Rear

10' 10" x 10' 2" (3.3m x 3.1m) With double glazed window to rear elevation, hard wiring for wall mounted television, wall light point, ceiling light point, power points and contemporary central heating radiator.

Bedroom Two to Front

10' 3" x 10' 2" (3.12m x 3.1m) With double glazed window to front elevation, wall light point, ceiling light point, power points, contemporary central heating radiator, hard wiring for wall mounted television and ceiling light point





Bedroom Three to Front

5' 8" x 7' 4" (1.73m x 2.24m) With double glazed window to front elevation, feature recessed shelving, contemporary wall mounted radiator, ceiling light point and power points.

Re-Fitted Shower Room to Rear

Being re-fitted with a large shower enclosure with overhead monsoon soaker, low flush WC and marble effect floating wash hand basin with contemporary taps, feature recessed ceiling lighting and obscure double glazed window to rear.

Southerly Facing Landscaped Rear Garden

Being mainly laid to lawn with Indian stone paved patio area, cold water tap, external security light, external power point and panelled fencing to boundaries



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 Nigel Hodges. Current council tax band - C