



smarthomes

## Billsmore Green

Solihull, West Midlands, B92 9LN

- A Well Maintained Semi Detached Property
- Three Bedrooms
- Dining Kitchen
- No Upward Chain

**£300,000**

EPC Rating 57

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 well back from the road behind a lawned fore garden and tarmac driveway providing off road parking extending to garage to side. UPVC double glazed double doors lead into





### **Enclosed Porch**

With double glazed windows, tiled flooring, lighting and attractive part glazed door leading through to

### **Entrance Hallway**

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to

### **Lounge to Front**

14' 2" x 14' 11" (4.32m x 4.55m) With double glazed bow window to front elevation, radiator, electric fire with decorative surround, ceiling light point, wall lighting, coving to ceiling, glazed panelled wall and part glazed door leading through to



### **Breakfast Kitchen to Rear**

17' 9" x 8' 5" (5.41m x 2.57m) Being fitted with a range of wall, drawer and base units incorporating display shelving with marble effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker, space and plumbing for washing machine and dishwasher, radiator, ceiling light points, tiled flooring, coving to ceiling, double glazed window to rear and double glazed sliding patio doors leading out to the rear garden



### **Accommodation on the First Floor**

#### **Landing**

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

#### **Bedroom One to Front**

10' 4" x 12' 7" (3.15m x 3.84m) With double glazed window to front elevation, radiator, fitted wardrobes, coving to ceiling and ceiling light point



#### **Bedroom Two to Rear**

11' 5" x 10' 5" (3.48m x 3.18m) With double glazed window to rear elevation, radiator, coving to ceiling and ceiling light point

#### **Bedroom Three to Front**

7' 4" x 7' 8" (2.24m x 2.34m)

With double glazed window to front elevation, ceiling light point, fitted wardrobe, fitted storage and built-in bed frame with storage beneath



**Family Bathroom to Rear**

7' 2" x 7' 5" (2.18m x 2.26m) Being fitted with a three piece white suite comprising; p-shaped panelled bath with electric shower over, glazed screen and centralised mixer tap, low flush WC and pedestal wash hand basin, with tiling to walls and floor, frosted double glazed window to rear, radiator, heated towel rail, built-in airing cupboard and ceiling light point

**Rear Garden**

Having woods to the rear and being mainly laid to lawn with paved patio, fencing and hedging to boundaries, gated side access and shrubbery border



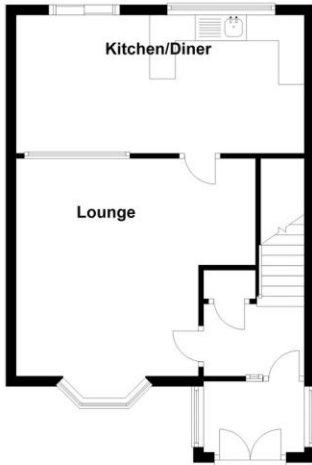
**Garage**

With up and over garage door to driveway, power and lighting

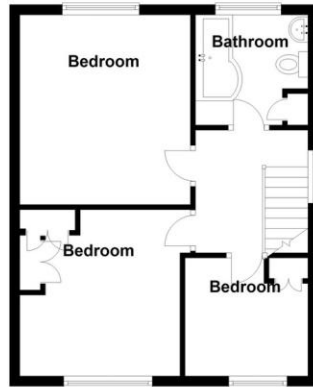
**Tenure**

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

Ground Floor



First Floor



Total area: approx. 82.5 sq. metres (887.6 sq. feet)

**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		

316 Stratford Road  
Shirley  
Soliuhll  
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.