



smarthomes

Cornyx Lane

Solihull, West Midlands, B91 2SG

- A Well Presented Semi Detached Property
- Three Bedrooms & Contemporary Family Bathroom
- Dual Aspect Lounge
- Pleasant South West Facing Rear Garden

£375,000

EPC Rating 51

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 on a slip road, back from the main road behind a lawned fore garden and block paved driveway providing off road parking extending to UPVC double glazed door leading into

Enclosed Porch

With double glazed windows, lighting and part glazed wooden door leading through to



Entrance Hallway

With ceiling light point, radiator, coving to ceiling, feature window to side, stairs leading to the first floor accommodation, cloaks cupboard housing Worcester Bosch boiler and doors leading off to

Dual Aspect Lounge

19' 0" x 9' 10" (5.8m x 3.0m) With double glazed windows to front and rear elevations, coving to ceiling, two radiators, two ceiling light points and brick fireplace with tiled hearth and gas fire



Dining Kitchen to Rear

12' 9" x 10' 5" (3.9m x 3.2m) Being fitted with a range of wall, drawer and base units with complementary wood effect work surfaces, ceramic sink and drainer unit with mixer tap, tiling to splashback areas, four ring Zanussi gas hob with extractor canopy over, inset electric oven, inset eye-level microwave oven, integrated dishwasher and full length fridge, under-cupboard lighting, radiator, spot lights to ceiling, tiled flooring, built-in double pantry cupboards, double glazed windows to side and rear and wooden door with glazed inserts leading through to

Outer Lobby

With wooden doors to side and rear garden, tiled flooring and feature wooden doors leading off to



Utility Room

5' 10" x 5' 10" (1.8m x 1.8m) With tiled flooring, spot lights to ceiling, laminate work surface and space and plumbing for washing machine and tumble dryer

Guest WC

With low flush WC, ceiling spot light and tiled flooring

Accommodation on the First Floor

Landing

With ceiling light point, obscure double glazed window to front, coving to ceiling, access to majority boarded loft with loft ladder, ideal for storage and doors leading off to



Bedroom One to Rear

13' 1" x 9' 6" (4.0m x 2.9m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and two useful storage cupboards



Bedroom Two to Rear

9' 10" x 9' 6" (3.0m x 2.9m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and storage cupboard

Bedroom Three to Front

7' 6" x 7' 6" (2.3m x 2.3m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and useful storage cupboard

Family Bathroom to Front

7' 2" x 5' 6" (2.2m x 1.7m) Being fitted with a three piece white suite comprising; P-shaped panelled bath with centralised mixer tap, thermostatic rainfall shower, additional handheld shower attachment and glazed screen, low flush WC and feature vanity sink with useful drawers beneath, shaver socket, obscure double glazed window to front, complementary tiling to water prone areas, wood effect flooring, extractor fan, ladder style radiator and spot lights to ceiling

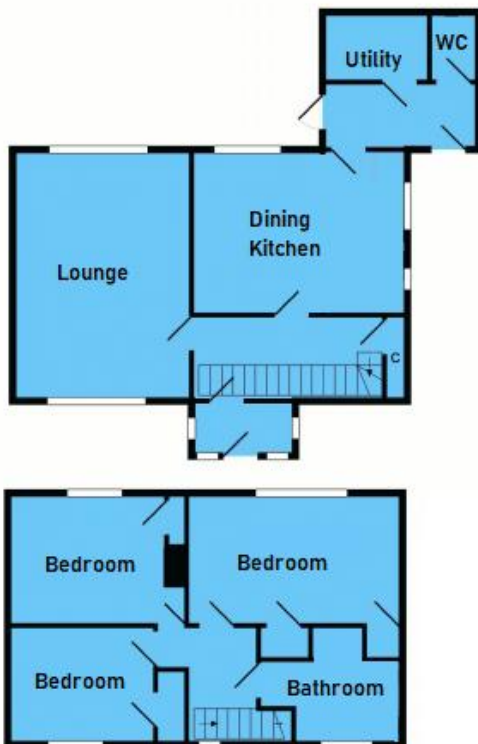


Pleasant South West Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing and hedging to boundaries and mature shrub borders

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)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(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 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.