



smart homes

Cornbury Grove

Solihull, West Midlands, B91 1JG

Offers in Region of £400,000

- A Very Well Presented Mid-Terrace Family Home
- Situated on the Sought After "Prospect Grange" Development
- Three Bedrooms
- Conservatory
- Southerly Facing Rear Garden

EPC Rating - 66

Current Council Tax Band - D





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 tarmac driveway providing off road parking with a laid lawn area and a paved footpath leading to a canopy porch with a double glazed hardwood front door giving access to



Entrance Hallway

With ceiling light point and door leading off to

Spacious Lounge to Front

18' 4" x 11' 8" (5.59m x 3.56m) With UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, feature fire surround with marble hearth and living flame gas fire, stairs rising to first floor and door to



Kitchen/Diner to Rear

11' 8" x 8' 7" (3.56m x 2.62m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Space and plumbing for dishwasher, wall mounted gas central heating boiler, tiling to splash back areas, wood effect flooring, ceiling light point, UPVC double glazed window to the rear aspect and an obscure glazed door leading to



Conservatory

11' 8" x 8' 3" (3.56m x 2.51m) With double glazed windows, polycarbonate roof, wood effect flooring, radiator and double glazed doors leading out to the rear garden

Landing

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



Bedroom One to Front

12' 4" x 11' 3" (3.76m x 3.43m) With some restricted head height, a double glazed dormer window to front elevation, radiator and ceiling light point

Bedroom Two to Front

11' 4" x 7' 9" (3.45m x 2.36m) With double glazed window to front elevation, radiator and ceiling light point



Bedroom Three to Rear

9' 7" x 8' 5" (2.92m x 2.57m) With double glazed window to rear elevation, over stairs storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Southerly Facing Rear Garden

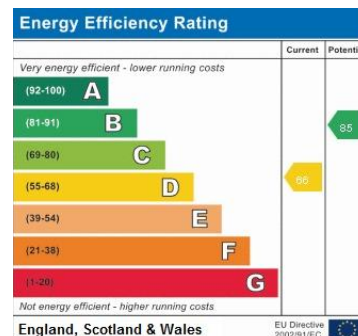
Being mainly laid to lawn with a raised decked patio area, panelled fencing to boundaries and courtesy door to

Garage

18' 6" x 8' 9" (5.64m x 2.67m) Located at the side of the property with an up and over door for vehicular access, ceiling light point and cold water tap

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 – D



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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.