



smarthomes



- A Substantially Extended Semi-Detached Family Home
- Three Good Size Bedrooms
- Spacious Lounge & Dining Hall
- Fitted Breakfast Kitchen

Swanswell Road, Solihull, B92 7ET

A substantially extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising a dining hallway, spacious lounge, conservatory, fitted breakfast kitchen, converted garage, three good size bedrooms, extended family bathroom, separate W.C, rear garden and driveway parking

Offers Over £320,000

EPC Rating - 65

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 paved driveway providing off road parking extending to UPVC double glazed door leading into



Enclosed Porch

With double glazed side windows and a further UPVC double glazed door leading to



Dining Hall to Front

16' 8" max x 11' 9" max (5.1m max x 3.6m max) With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, door to spacious storage cupboard and door to



Spacious Lounge

18' 4" max x 12' 1" max (5.6m max x 3.7m max) With a feature marble fireplace with living flame gas fire, wall mounted radiator, wall and ceiling light points, doors to inner hallway and kitchen and double glazed sliding patio doors leading to



Conservatory

10' 5" x 7' 10" (3.2m x 2.4m) With double glazed windows, polycarbonate roof and a double glazed door leading out to the rear garden

Fitted Breakfast Kitchen to Rear

18' 0" max x 7' 10" max (5.5m max x 2.4m max) 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 ceramic hob with extractor hood over. Eye level double oven and grill, integrated fridge, space and plumbing for washing machine, tiling to splash back areas, radiator, two ceiling light points, a double glazed window to the rear aspect and a single glazed door to side passage

Covered Side Passage

With access to property frontage and rear and obscure single glazed wooden door leading to

Converted Garage

16' 4" x 8' 2" (5m x 2.5m) With double glazed window to front elevation, wall mounted gas central heating boiler and ceiling light point

Inner Hallway

With ceiling light point, radiator and stairs rising to

Landing

With airing cupboard, ceiling light point, obscure double glazed window to side, loft hatch and doors leading off to

Bedroom One to Front

12' 9" x 11' 5" (3.9m x 3.5m) With double glazed window to front elevation, radiator, two sets of built in wardrobes and ceiling light point

Bedroom Two to Rear

12' 1" x 9' 10" (3.7m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 2" x 8' 2" (2.8m x 2.5m) With double glazed window to front elevation, over stairs storage area, radiator and ceiling light point

Extended Family Bathroom to Rear

10' 5" x 8' 2" max (3.2m x 2.5m max) Being fitted with a white suite comprising of a panelled bath, large separate shower enclosure, bidet, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and floor, two ceiling light points and an obscure double glazed window to the rear elevation

Separate W.C

Being fitted with a white suite comprising a low flush W.C and wall mounted wash hand basin. Obscure UPVC double glazed window to side, tiling to splash back areas and floor and ceiling light point

Rear Garden

Being mainly laid to lawn with paved patio area, timber framed shed, greenhouse, matures shrubs and bushes and cold water tap

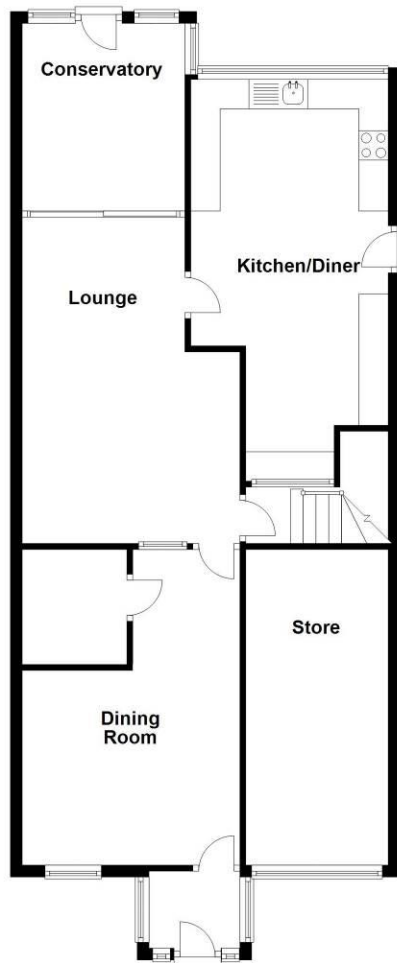
Tenure

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 Nigel Hodges. Current council tax band - D



Ground Floor

Approx. 88.0 sq. metres (947.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 131.4 sq. metres (1414.8 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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 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.