



smarthomes

Rock Road

Solihull, West Midlands, B92 7LD

- A Well Presented Semi-Detached Property
- Three Bedrooms
- Garage/Workshop to Rear
- No Upward Chain

Offers in Region of £250,000

EPC Rating - 56

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 UPVC double glazed door leading into



With laminate flooring, double glazed windows and attractive part-glazed door leading through to

Entrance Hallway

With ceiling light point, radiator, laminate flooring, stairs leading to the first floor accommodation, built-in cupboard housing Worcester Bosch boiler and doors leading off to



Through Lounge Diner

26' 1" x 10' 4" (7.95m x 3.15m) With double glazed bay windows to front and rear elevations, two radiators, coving to ceiling, two ceiling light points and gas fireplace with marble hearth and decorative surround

Kitchen to Rear

6' 9" x 6' 2" (2.06m x 1.88m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, integrated fridge, space and plumbing for washing machine and dishwasher, ceiling light point, laminate flooring, double glazed window to rear and UPVC double glazed door leading out to the rear garden



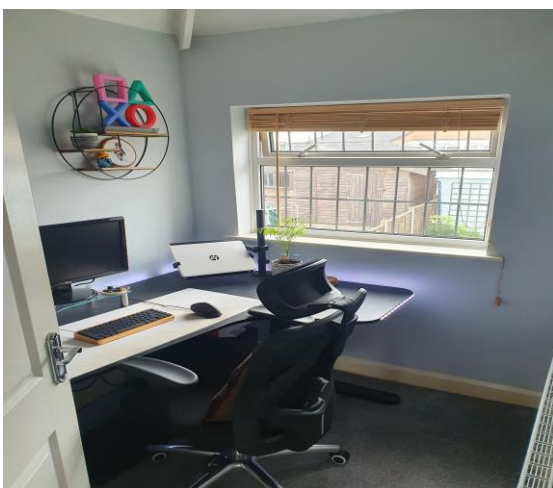
Accommodation on the First Floor

Landing

With obscure double glazed window to side, loft hatch with pull down ladder, ceiling light point and doors leading off to

Bedroom One to Front

13' 4" x 9' 1" (4.06m x 2.77m) With double glazed bay window to front elevation, radiator, ceiling light point and fitted wardrobes



Bedroom Two to Rear

13' 0" x 8' 2" (3.96m x 2.49m) With double glazed window to rear elevation, radiator and ceiling light point



Bedroom Three to Rear

7' 3" x 5' 8" (2.21m x 1.73m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Front

8' 2" x 4' 8" (2.49m x 1.42m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, low flush WC and vanity wash hand basin, with tiling to walls, tiled flooring, obscure double glazed window to front, ladder style radiator and ceiling light point

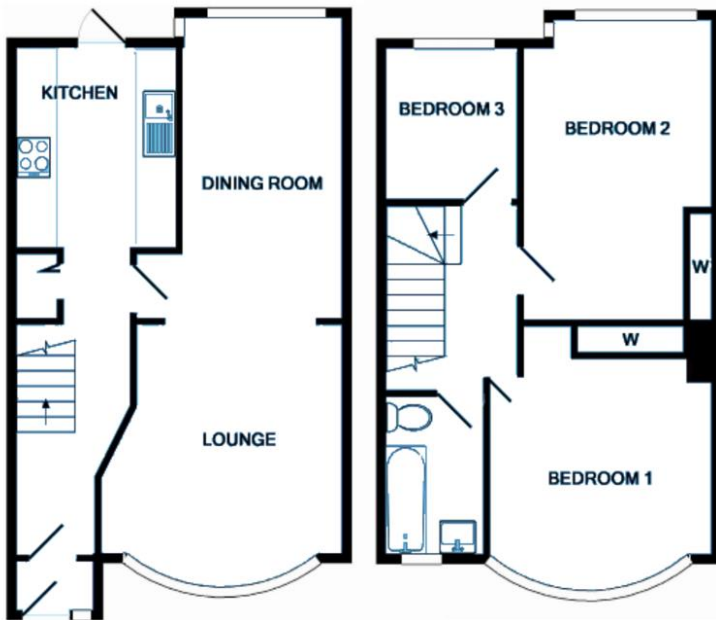


West Facing Rear Garden

Having a wide gated block paved side passage, paved patio area, lawned area, pebbled flower borders, fencing to boundaries, paved pathway extending to garage/workshop, external power 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 - C



| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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 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.