



smarthomes

## Willow Road

Solihull, West Midlands, B91 1UH

- A Completely Refurbished Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- No Upward Chain

**Offers Over £500,000**

EPC Rating - 55

Current Council Tax Band - E







## 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 lawned fore garden to side and extending to composite front door leading into

### Enclosed Porch

With LVT Herringbone flooring and contemporary front door with frosted glazed insert leading through to



### **Entrance Hallway**

With LVT Herringbone flooring, ceiling spot-lights, central heating radiator, stairs leading to the first floor accommodation and doors leading off to

### **Lounge to Front**

12' 9" x 11' 6" (3.89m x 3.51m) With double glazed bay window to front elevation, inset downlighters, ample power points, central heating radiator, Herringbone LVT flooring and ceiling spot-lights.

### **Superb Open Plan Kitchen / Family Room to Rear**

17' 8" x 12' 8" (5.38m x 3.86m) Being fitted with a range of Shaker style base units and matching wall units with marble work surfaces and matching upstands, sink and drainer unit with mixer tap, four ring induction hob set below combination light and extractor, integrated AEG oven and microwave oven, 70/30 integrated fridge freezer, integrated full width dishwasher, central heating radiator, ceiling light point and ceiling spot-lights, Oak LVT flooring, two double glazed picture windows to side elevation, double glazed window to rear and double glazed sliding patio doors leading out to rear garden.



### **Reception Room Two/ Bedroom to Front**

13' 8" x 7' 11" (4.17m x 2.41m) With LVT Herringbone flooring, double glazed window to front elevation, central heating radiator, ceiling spot-lights and door leading through to



### **Utility Room**

10' 0" x 4' 10" (min) (3.05m x 1.47m) Being fitted with a range of Oak effect base units and matching wall units with marble effect work surface and complementary upstands, sink and drainer unit with mixer tap, tiling to splash prone areas, space and plumbing for washing machine, fully tiled shower enclosure with overhead Monsoon soaker and additional hand fitment, double glazed door to rear, central heating radiator, larder unit, ceiling spot-lights and door to

### **Guest WC**

With low flush WC, vanity wash hand basin with mixer tap, obscure double glazed window to rear, ceiling spot-lights, slate effect tiling to walls, central heating radiator and LVT oak effect flooring.



### **Accommodation On The First Floor**

#### **Landing**

With ceiling spot-lights, obscure double glazed window to side and doors leading off to

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

11' 8" x 10' 0" (3.56m x 3.05m) With double glazed window to front elevation, central heating radiator and ceiling spot-lights.





**Bedroom Two to Rear**

12' 2" x 10' 2" (max) (3.71m x 3.1m) With double glazed window to rear elevation, central heating radiator and ceiling spot-lights

**Bedroom Three to Front**

8' 0" x 7' 10" (2.44m x 2.39m) With double glazed window to front elevation, central heating radiator and ceiling spot-lights

**Re-Fitted Four Piece Family Bathroom to Rear**

8' 9" (max) x 7' 7" (2.67m x 2.31m) Being fitted with a four piece white suite comprising; panelled bath with mixer tap, low flush WC, vanity wash hand basin and corner shower cubicle with glazed sliding door and shower over, complementary tiling to walls and floor, obscure double glazed window to rear, vertical central heating radiator, extractor and ceiling spot-lights.

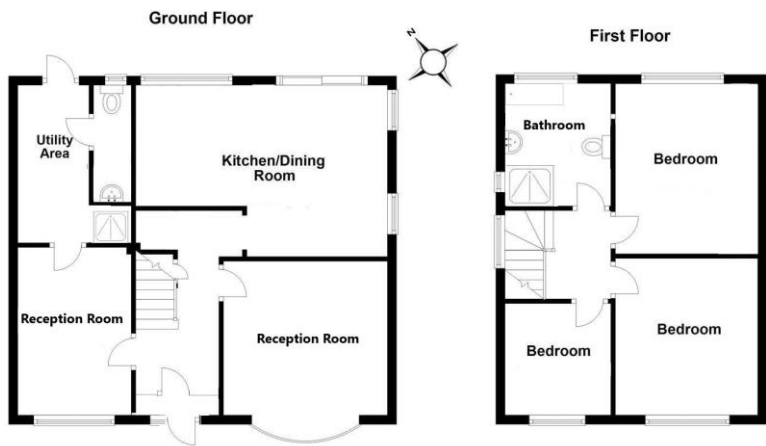


**Rear Garden**

Being mainly laid to lawn with paved patio area, cold water tap, fencing and wall to boundaries and courtesy access to the side

**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 vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	55	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

316 Stratford Road  
Shirley  
Solihull  
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 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.