



smarthomes

**Dene Court Road**

Solihull

- A Substantially Extended Semi-Detached Family Home
- Extended & Re-Fitted Breakfast Kitchen
- Four/Five Bedrooms & Two Spacious Reception Rooms
- Re-Fitted Shower Room, Family Bathroom & Separate W.C

**£425,000**

Current EPC Rating - 70 (C)

Current Council Tax Band - C

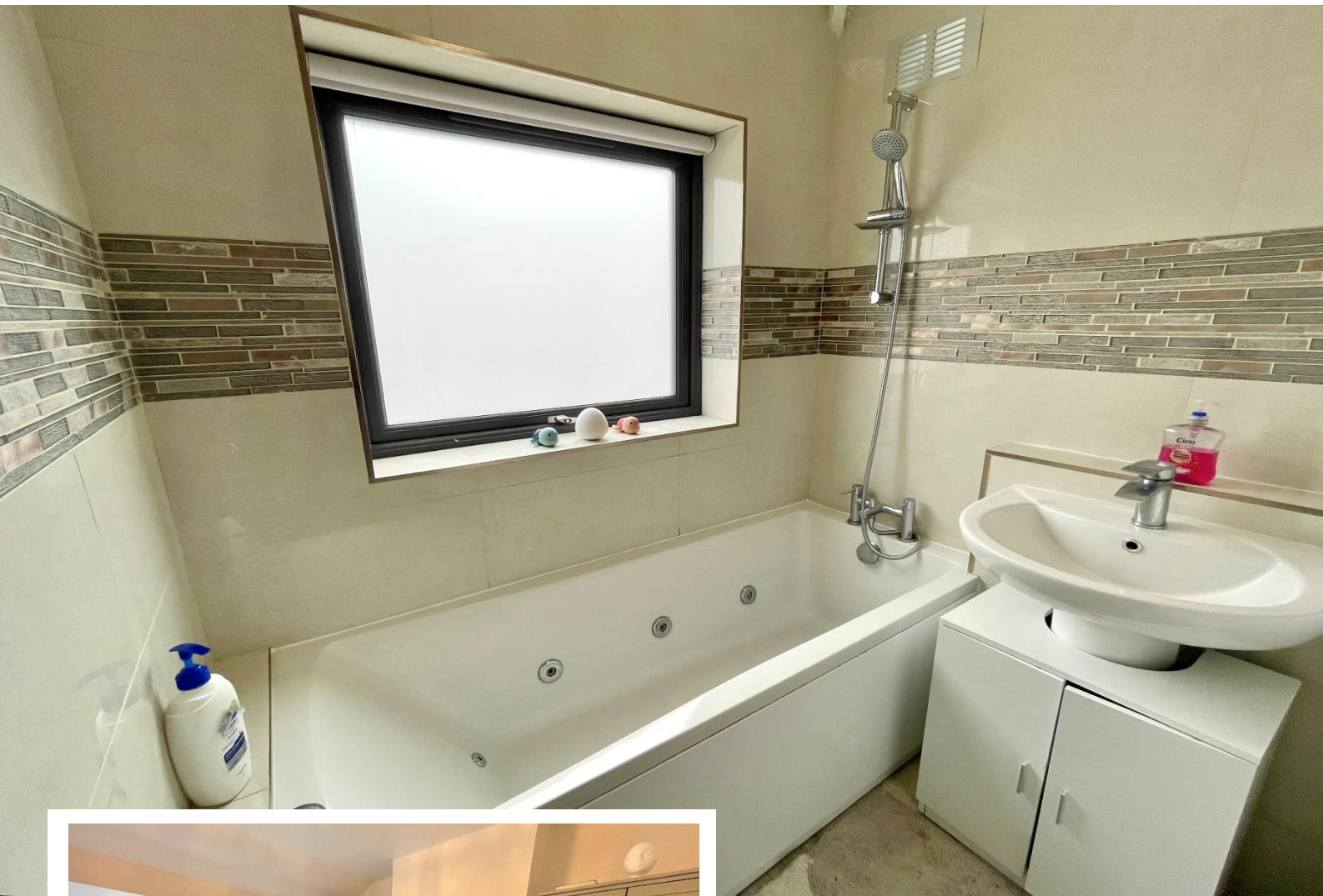




## Property Description

A significantly extended and refurbished semi-detached family home offering accommodation comprising a superb extended kitchen/diner, lounge, family room and study area, two ground floor bedrooms, utility room, modern ground floor shower room, three good size first floor bedrooms, re-fitted bathroom, separate W.C, extensive South/Westerly facing rear garden and driveway parking

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.



## Rooms & Measurements

Lounge to Front 4.09m x 3.35m (13'5" x 11'0")

Superb Extended & Re-Fitted Breakfast Kitchen to Rear 5.79m x 0.46m (19'0" x 1'6")

Modern Ground Floor Shower Room 2.24m x 0.99m (7'4" x 3'3")

Study Area 3.12m x 2.21m (10'3" x 7'3")

Family Room to Rear 3.38m x 3.05m (11'1" x 10'0")

Bedroom Five to Rear 2.21m x 1.3m (7'3" x 4'3")

Utility Room 3.18m x 1.3m (10'5" x 4'3")

Bedroom Four to Front 4.57m x 1.85m (15'0" x 6'1")

Bedroom One to Rear 4.01m x 3.38m (13'2" x 11'1")

Bedroom Two to Front 4.44m x 3.35m (14'7" x 11'0")

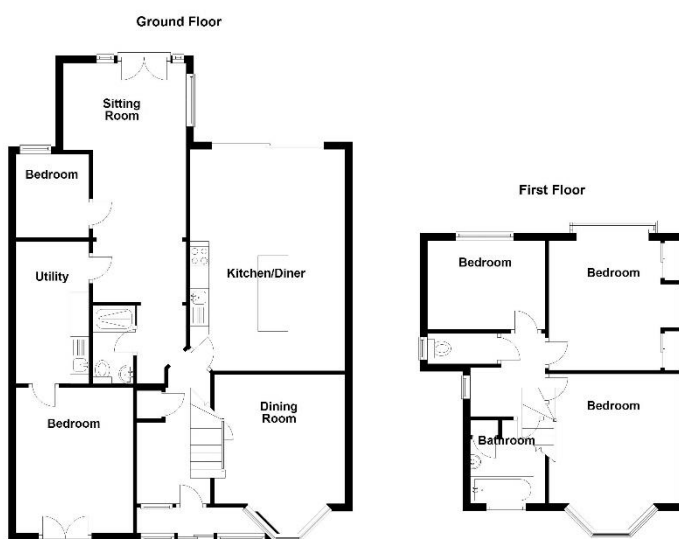
Bedroom Three to Rear 2.36m x 2.31m (7'9" x 7'7")

Re-Fitted Family Bathroom to Front 1.73m x 1.32m (5'8" x 4'4")

### Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Nigel Hodges. Current council tax band – C



Total area: approx. 137.2 sq. metres (1476.5 sq. feet)

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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 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.