



smarthomes

**St Gerards Road**

Solihull

- A Beautifully Presented Three/Four Bedroom Family Home
- Re-Fitted Breakfast Kitchen
- Landscaped South/Westerly Facing Rear Garden
- Two Re-Fitted Shower Rooms

**£495,000**

Current EPC Rating - TBC  
Current Council Tax Band - D





## Property Description

A beautifully presented and extended three/four bedroom semi-detached family home situated in a most sought after location and offering accommodation comprising a spacious through lounge/diner, modern extended breakfast kitchen, snug/potential bedroom four, modern ground floor shower room, three first floor bedrooms, re-fitted family shower room, 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

Through Lounge/Diner 7.57m x 3.25m (24'10" x 10'8")

Modern Extended Breakfast Kitchen to Rear 4.95m x 3m max (16'3" x 9'10" max)

Snug/Bedroom Four to Front 2.72m x 2.36m (8'11" x 7'9")

Modern Ground Floor Shower Room

Bedroom One to Front 4.06m x 2.59m (13'4" x 8'6")

Bedroom Two to Rear 3.33m x 3.28m (10'11" x 10'9")

Bedroom Three to Front 3.05m x 2.95m (10'0" x 9'8")

Re-Fitted Family Shower Room

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 – D



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