



smarthomes

## Cambridge Avenue

Solihull

- A Beautifully Presented Four Bedroom Semi-Detached Family Home
- Extended & Re-Fitted Kitchen & En-Suite Shower Room
- Landscaped East Facing Rear Garden
- Two Spacious Reception Rooms

**£650,000**

Current EPC Rating - D  
Current Council Tax Band - E







## Property Description

A beautifully presented semi detached family home currently within Tudor Grange Academy Catchment and benefiting from two attractive reception rooms, impressive family dining kitchen with vaulted ceiling, welcoming entrance hall, guest WC, four double bedrooms, family bathroom, spacious master bedroom with en suite shower room, pleasant good sized south-east facing rear garden, off-road parking and garage with utility area.

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

Sitting Room to Front - 3.58m x 3.45m (11'9" x 11'4")

Lounge to Rear - 3.45m x 6.25m (11'4" x 20'6")

Impressive Family Dining Kitchen - 5.31m x 5.11m (17'5" x 16'9")

Bedroom One to Rear - 5.18m x 3.23m (17'0" x 10'7")

Bedroom Two to Front - 3.45m x 4.17m (11'4" x 13'8")

Bedroom Three to Rear - 4.09m x 3.48m (13'5" x 11'5")

Bedroom Four to Front - 3.53m x 2.29m (11'7" x 7'6")

Family Bathroom to Front - 2.67m (max) x 2.31m (8'9" (max) x 7'7")

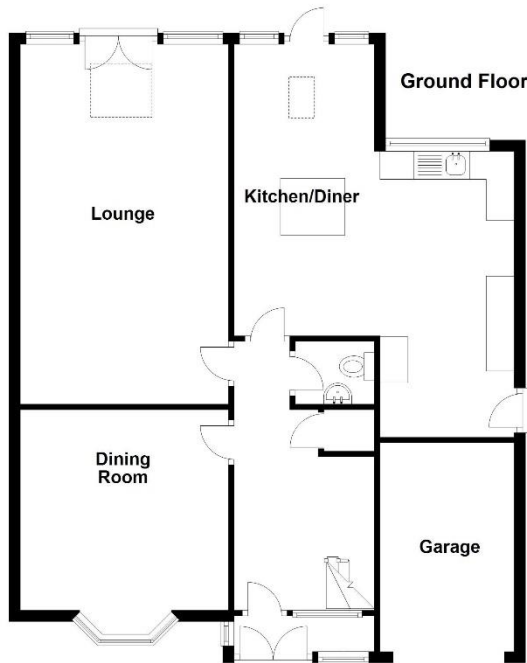
Useable Loft Space - 4.34m x 3.51m (14'3" x 11'6")

### 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





Total area: approx. 149.1 sq. metres (1604.8 sq. feet)



316 Stratford Road  
Shirley  
Solihull  
B90 3DN

[www.smart-homes.co.uk](http://www.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 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.