



smarthomes

**Fowgay Drive**

Solihull

- A Beautifully Presented Four Bedroom Family Home
- Extended Re-Fitted Kitchen & Family Bathroom
- Landscaped Westerly Facing Rear Garden
- Two Spacious Reception Rooms

**£725,000**

Current EPC Rating - B  
Current Council Tax Band - F







## Property Description

A beautifully presented and extended detached family home situated in a most convenient location benefiting from solar panels and no upward chain. Offering accommodation comprising two spacious reception rooms, extended family breakfast kitchen with bi-fold doors, utility room, guest W.C, four good size bedrooms, en-suite shower room, modern family bathroom, Westerly facing rear garden, integral garage and ample driveway parking with EV charger

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 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

Spacious Lounge to Rear 6.78m x 4.6m (22'3" x 15'1")

Dining Room to Front 3.66m x 3.56m (12'0" x 11'8")

Extended Family Breakfast Kitchen to Rear 6.22m x 5.31m (20'5" x 17'5")

Utility Room 2.79m x 2.13m (9'2" x 7'0")

Guest W.C 2.54m x 0.81m (8'4" x 2'8")

Bedroom One to Rear 4.17m x 3.66m (13'8" x 12'0")

En-Suite Shower Room 2.64m x 0.81m (8'8" x 2'8")

Bedroom Two to Rear 4.09m x 2.74m (13'5" x 9'0")

Bedroom Three to Front 3.66m x 3.56m (12'0" x 11'8")

Bedroom Four to Front 2.82m x 2.54m (9'3" x 8'4")

Family Bathroom to Side 2.49m x 2.03m (8'2" x 6'8")

Integral Garage 5.11m max x 4.9m max (16'9" max x 16'1" max)

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 vendor. Current council tax band – F





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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.