



smarthomes

Cambridge Avenue

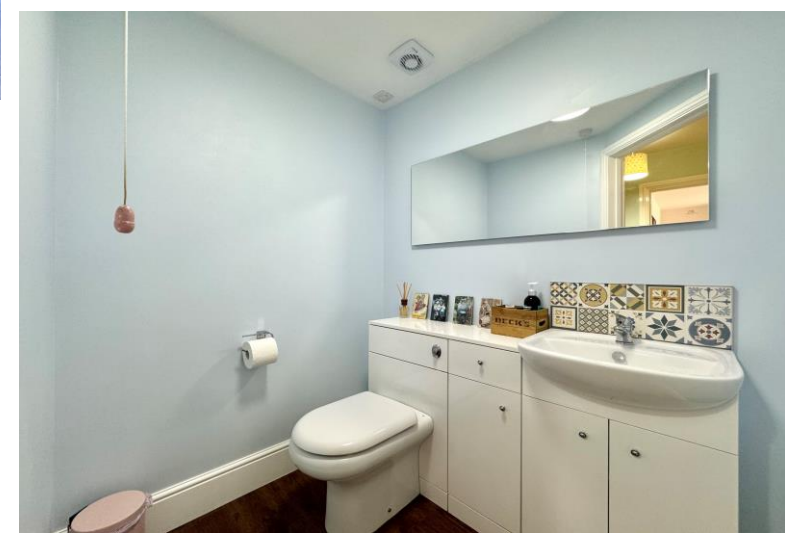
Solihull

- A Beautifully Presented Four Bedroom Family Home
- Extended Open Plan Kitchen/Diner & Utility Room
- Landscaped Rear Garden & Ample Driveway Parking
- Re-Fitted Family Bathroom & Shower Room

Offers Over £675,000

Current EPC Rating 74 (C)
Current Council Tax Band D

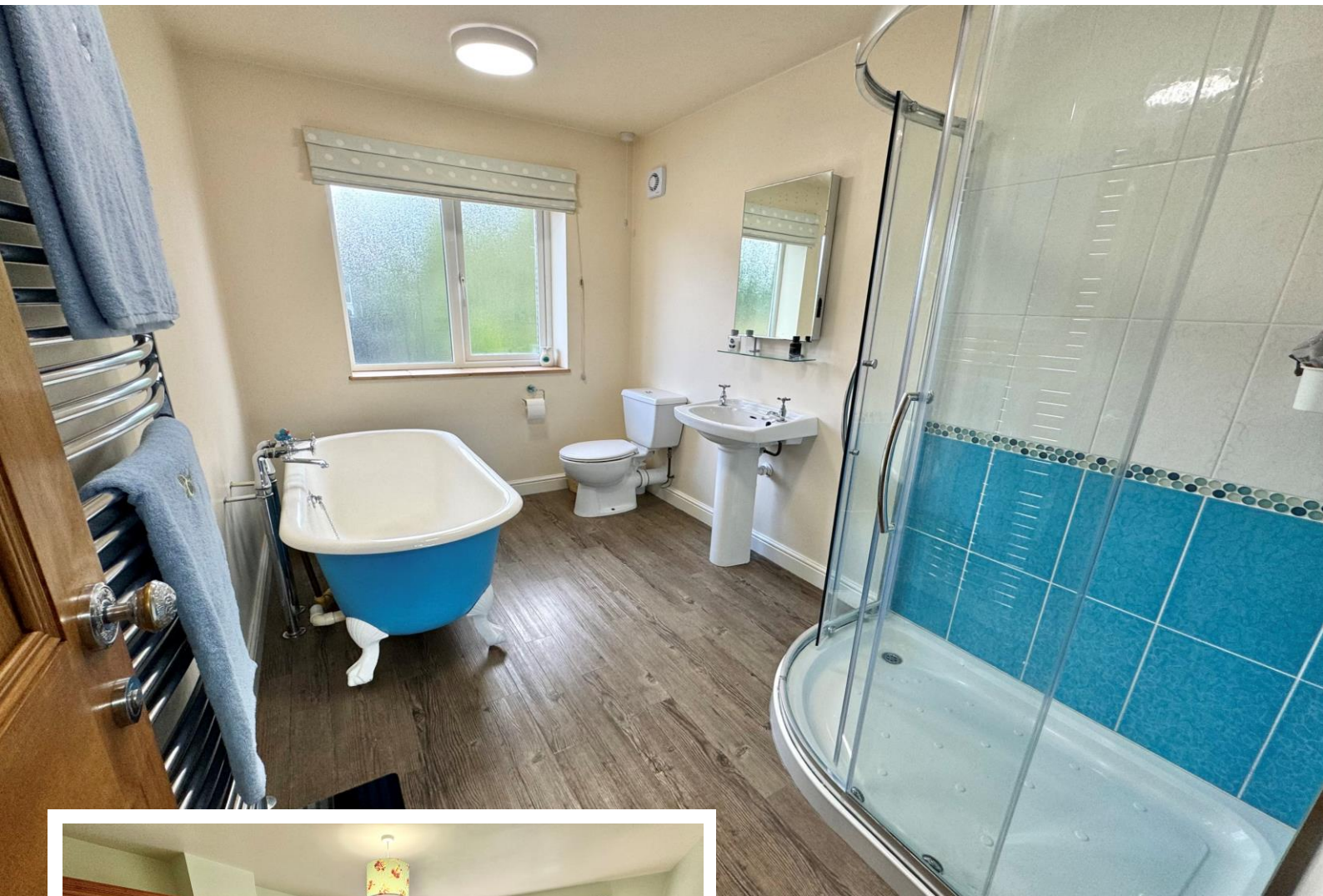




Property Description

An extremely well presented four double bedroom semi-detached family home situated in a most sought after location. Offering spacious accommodation benefits from under floor heating to the ground floor and comprises an extended enclosed porch, welcoming entrance hall, spacious lounge, impressive extended open plan family kitchen/diner with bi-fold doors, utility room, guest W.C, family bathroom with feature double ended bath, family shower room, landscaped rear garden, integral garage and ample driveway parking for four vehicles

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. The property currently sits in the catchment area for Tudor Grange secondary school



Rooms & Measurements

Reception Room One to Front 4.04m x 3.45m (13'3" x 11'4")

Impressive Open Plan Family Kitchen/Diner to Rear 8.38m max x 4.98m max (27'6" max x 16'4" max)

Utility Room 2.51m x 2.03m (8'3" x 6'8")

Bedroom One to Rear 4.14m x 3.43m (13'7" x 11'3")

Bedroom Two to Front 4.17m x 3.43m (13'8" x 11'3")

Bedroom Three to Rear 3.25m x 2.67m (10'8" x 8'9")

Bedroom Four to Front 3.76m x 2.03m (12'4" x 6'8")

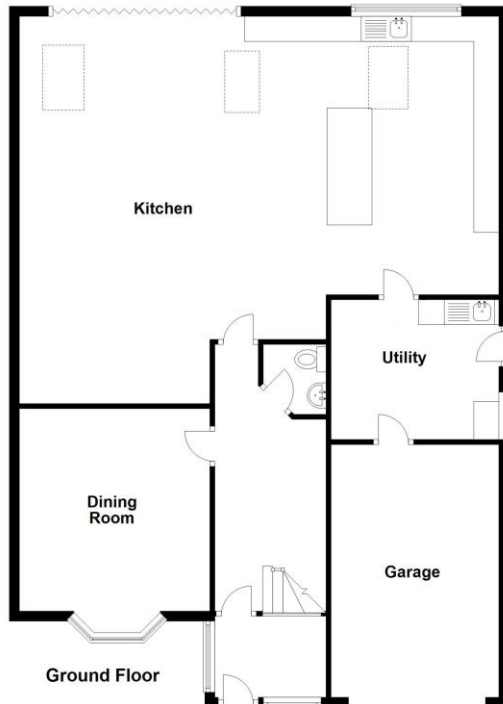
Re-Fitted Family Bathroom to Rear 3.23m x 2.03m (10'7" x 6'8")

Family Shower Room to Front 2.34m x 1.63m (7'8" x 5'4")

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 – E



Total area: approx. 197.6 sq. metres (2126.6 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 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.