



smarthomes

Eastbury Drive

Solihull

- A Very Well Presented Link-Detached Property
- Three Bedrooms
- L Shaped Kitchen Diner
- Lounge
- Conservatory
- Garage & Off Road Parking

£365,000

Current EPC Rating – 70 (C)

Current Council Tax Band - D





Property Description

A very well-presented link-detached property situated in a convenient location and having accommodation briefly affording three bedrooms, lounge, kitchen diner, conservatory, utility room, guest WC, family bathroom, garage, off road parking and delightful rear garden

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.

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band – D



Rooms & Measurements

Guest WC

Lounge to Front - 4.67m x 4.19m (15'4" (over stairs) x 13'9")

Dining Area - 4.67m x 2.44m (15'4" (to patio doors) x 8'0")

Kitchen Area - 2.64m x 2.62m (8'8" x 8'7")

Utility Room - 2.49m x 2.06m (8'2" x 6'9")

Conservatory to Rear - 4.09m x 2.67m (13'5" x 8'9")

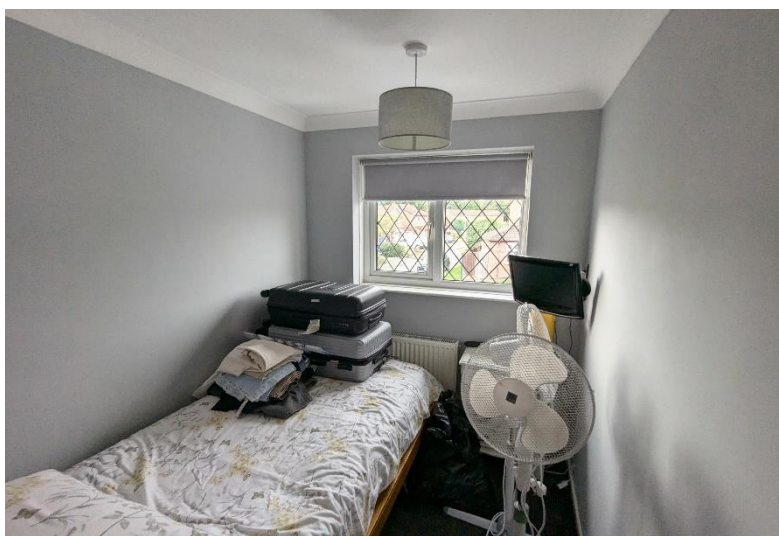
Bedroom One to Front - 2.72m x 4.09m (8'11" x 13'5")

Bedroom Two to Rear - 2.72m x 2.9m (8'11" x 9'6")

Bedroom Three to Front - 1.88m x 2.34m (6'2" x 7'8")

Family Bathroom to Rear - 2.03m x 1.68m (6'8" x 5'6")

Garage - 2.44m x 3.05m (8'0" x 10'0")



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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.