



smarthomes

Masons Way

Solihull, West Midlands, B92 7JE

- A Well Presented Family Home
- Three Double Bedrooms
- Spacious Conservatory
- Breakfast Kitchen

£265,000

EPC Rating - 71

Current Council Tax Band - B





Property Description

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.

The property is set back from the road behind a herringbone block paved driveway providing off road parking extending to UPVC obscure double glazed door leading into



Enclosed Porch

With double glazed window, tiled flooring, lighting, storage cupboard and hardwood door with obscure glazed insert leading through to

Open Plan Lounge to Front

17' 4" x 14' 1" (5.3m x 4.3m) With double glazed window to front elevation, radiator, two ceiling light points, wood effect flooring, stairs leading to the first floor accommodation, feature archway and doors leading off to

Guest W.C

With low flush WC, vanity wash hand basin, tiled splashback, tiled flooring and ceiling light point



Breakfast Kitchen to Rear

14' 1" x 11' 5" (4.3m x 3.5m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets with laminate work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset electric oven and grill, space and plumbing for washing machine, space for fridge and freezer, radiator, ceiling light point, tiled flooring, coving to ceiling, storage cupboard, double glazed window to rear and UPVC obscure double glazed door leading through to



Spacious Conservatory

14' 9" x 13' 5" (4.5m x 4.1m) With double glazed windows, polycarbonate roof, tiled flooring, ceiling light point, wall lighting, radiator, power points and double glazed French doors leading out to the rear garden

Accommodation on the First Floor

Landing

With ceiling light point, loft access, airing cupboard housing Baxi boiler and doors leading off to

Bedroom One to Front

13' 5" x 11' 1" (4.1m x 3.4m) With double glazed window to front elevation, radiator and ceiling light point





Bedroom Two to Rear

12' 5" x 11' 1" (3.8m x 3.4m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

9' 2" x 7' 2" (2.8m x 2.2m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard

Family Bathroom to Rear

6' 6" x 5' 2" (2.0m x 1.6m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, with tiling to walls, obscure double glazed window to rear, ladder style radiator and ceiling light point



Delightful Landscaped Rear Garden

Having a block paved patio, block edged artificial lawned area, fencing to boundaries, raised planted borders and gated access to rear

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 Nigel Hodges. Current council tax band – B.



Total area: approx. 106.2 sq. metres (1142.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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.