



smarthomes

**St Gerards Road**

Solihull

- A Beautifully Presented Three Bedroom Family Home
- Superb Extended Family Kitchen/Diner & Formal Lounge
- Lovely Family Bathroom with Freestanding Bath
- Rear Garden, Side Garage & Driveway Parking

**Offers Over £525,000**

Current EPC Rating - TBC  
Current Council Tax Band - D





## Property Description

A very well presented & extended semi-detached family home situated in a most sought after location. Offering accommodation comprising a superb extended open plan family kitchen/diner, lounge, utility room, guest W.C, three good size bedrooms, family bathroom, rear garden, side garage and driveway parking

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

Lounge to Front 4.42m x 2.92m (14'6" x 9'7")

Impressive Extended Family Kitchen/Diner to Rear 7.7m x 5.59m (25'3" x 18'4")

Utility Room 3.73m max x 1.75m (12'3" max x 5'9")

Guest W.C 1.52m x 0.74m (5'0" x 2'5")

Bedroom One to Front 4.44m x 3.25m (14'7" x 10'8")

Bedroom Two to Rear 4.47m x 3.25m (14'8" x 10'8")

Bedroom Three to Front 3.48m max x 3.25m max (11'5" x 10'8")

Four Piece Family Bathroom 2.51m x 2.21m (8'3" x 7'3")

Side Garage 4.37m x 2.29m (14'4" x 7'6")

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



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