



smarthomes

## Tanhouse Farm Road

Solihull

- A Spacious & Well Maintained Semi Detached Family Home
- Three Bedrooms
- Through Lounge Diner
- Fitted Breakfast Kitchen

**£340,000**

Current EPC Rating 60 (D)  
Current Council Tax Band C





## Property Description

A spacious and well maintained semi-detached family home offering accommodation comprising a through lounge/diner, fitted breakfast kitchen, utility room, guest W.C, three bedrooms, shower room, large rear garden, 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

Through Lounge/Diner - 7.7m x 3.45m (25'3" x 11'4")

Breakfast Kitchen to Rear - 4.27m max x 2.97m (14'0" max x 9'9")

Lobby Area - 2.67m x 2.13m (8'9" x 7'0")

Utility Room - 2.31m x 1.75m (7'7" x 5'9")

Guest WC

Bedroom One to Rear - 3.48m x 3.45m (11'5" x 11'4")

Bedroom Two to Front - 3.12m min x 2.82m (10'3" min x 9'3")

Bedroom Three to Rear - 2.97m x 2.03m (9'9" x 6'8")

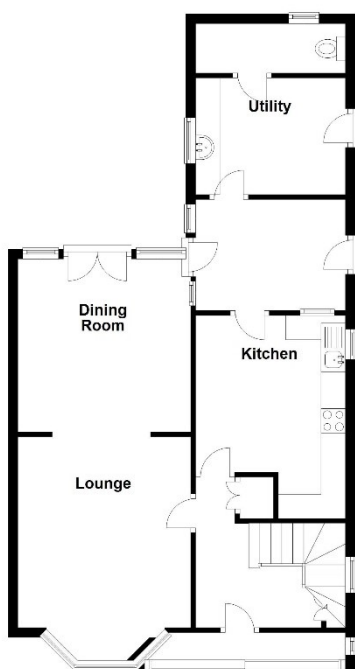
Shower Room - 2.01m max x 1.96m max (6'7" max x 6'5" max)

### Tenure

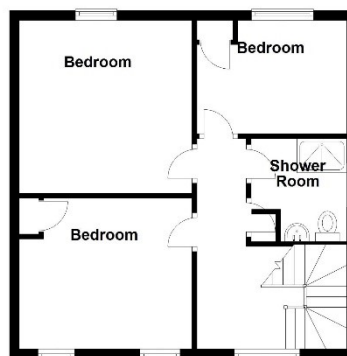
We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 114.8 sq. metres (1236.1 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 and 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.