



Brook Lane Solihull

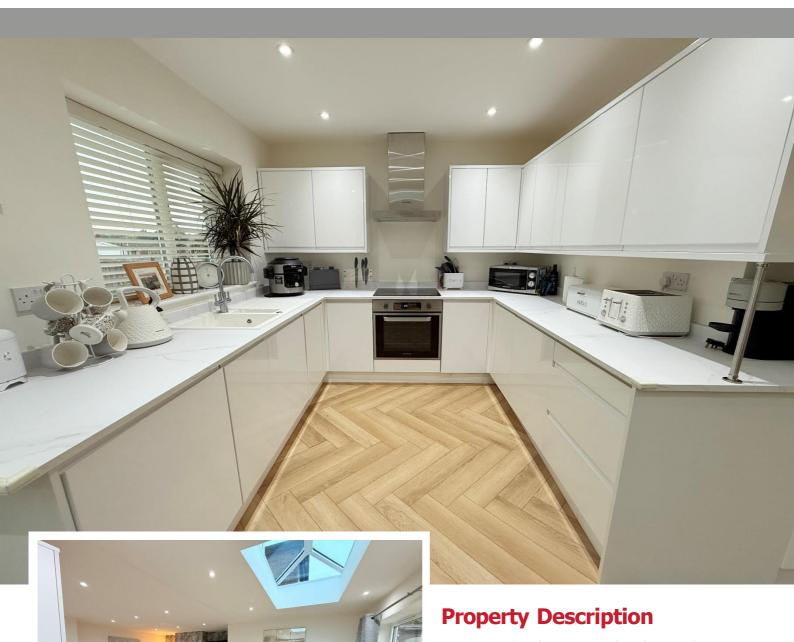
- A Beautifully Presented Three Bedroom Family Home
- Open Plan Re-Fitted Kitchen & Family Room
- South/Westerly Facing Rear Garden
- Re-Fitted Four Piece Family Bathroom

Offers Over £350,000

Current EPC Rating - 43 Current Council Tax Band - C



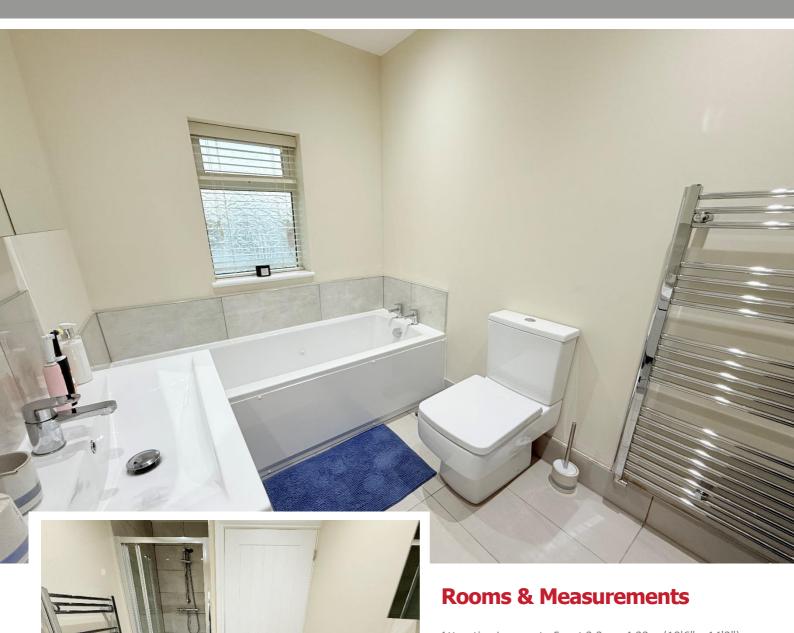




An immaculately presented and recently refurbished extended semi detached property benefiting from three bedrooms, attractive lounge, impressive extended family dining kitchen, utility, guest WC, re-fitted four piece family bathroom and rear garden

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.





Attractive Lounge to Front 3.2m x 4.32m (10'6" x 14'2")

Extended Family Dining Kitchen to Rear $5.72 \, \text{m} \times 6.76 \, \text{m}$ (18'9" (max) x 22'2" (max)

Utility Room to Side 1.4m x 2.36m (4'7" x 7'9")

Guest WC

Bedroom One to Rear 2.74m x 10.67m (9'0" x 35'0")

Bedroom Two to Front 2.9m x 3.73m (9'6" (max) x 12'3" (max)

Bedroom Three to Front 2.03m x 2.29m (6'8" x 7'6")

Re-Fitted Four Piece Family Bathroom 1.65m x 3.2m (5'5" x 10'6" (into shower)

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 vendor. Current council tax band – C

