



smarthomes

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 - D
Current Council Tax Band - C





Property Description

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.



Rooms & Measurements

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

Extended Family Dining Kitchen to Rear 5.72m x 6.76m (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))

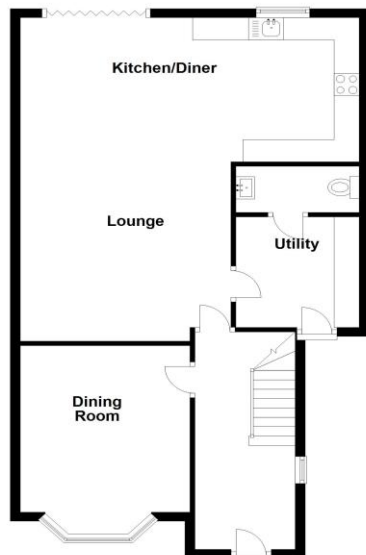
Tenure

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.

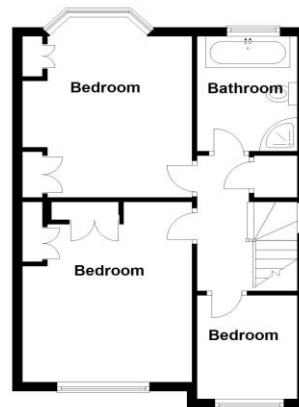
EPC supplied by Nigel Hodges. Current council tax band – C



Ground Floor



First Floor



Total area: approx. 115.1 sq. metres (1238.9 sq. feet)

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Solihull
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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.