



smarthomes

Valley Road

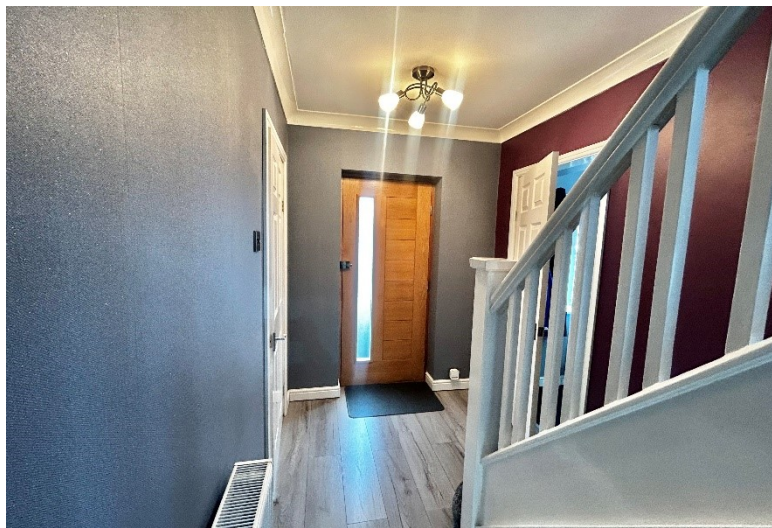
Solihull

- A Well Maintained Semi Detached
- Three/Four Bedrooms
- Re-Fitted Bathroom
- Converted Garage (Bedroom/Second Reception Room)

Offers Over £325,000

Current EPC Rating 70 (C)
Current Council Tax Band C

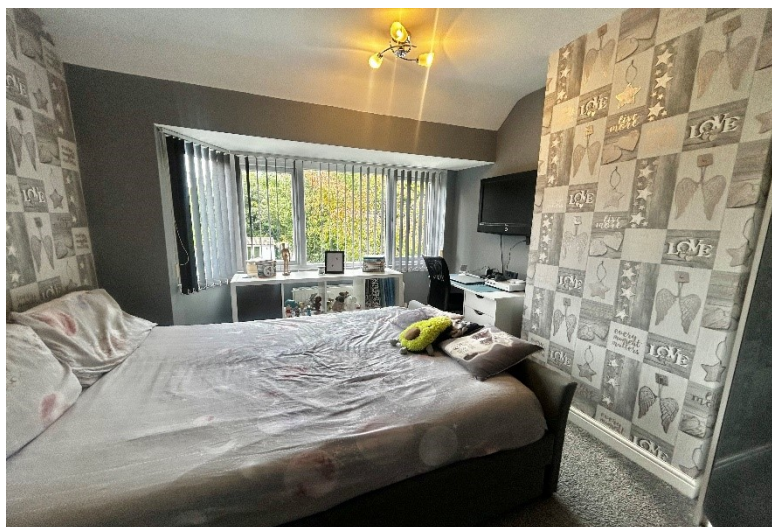
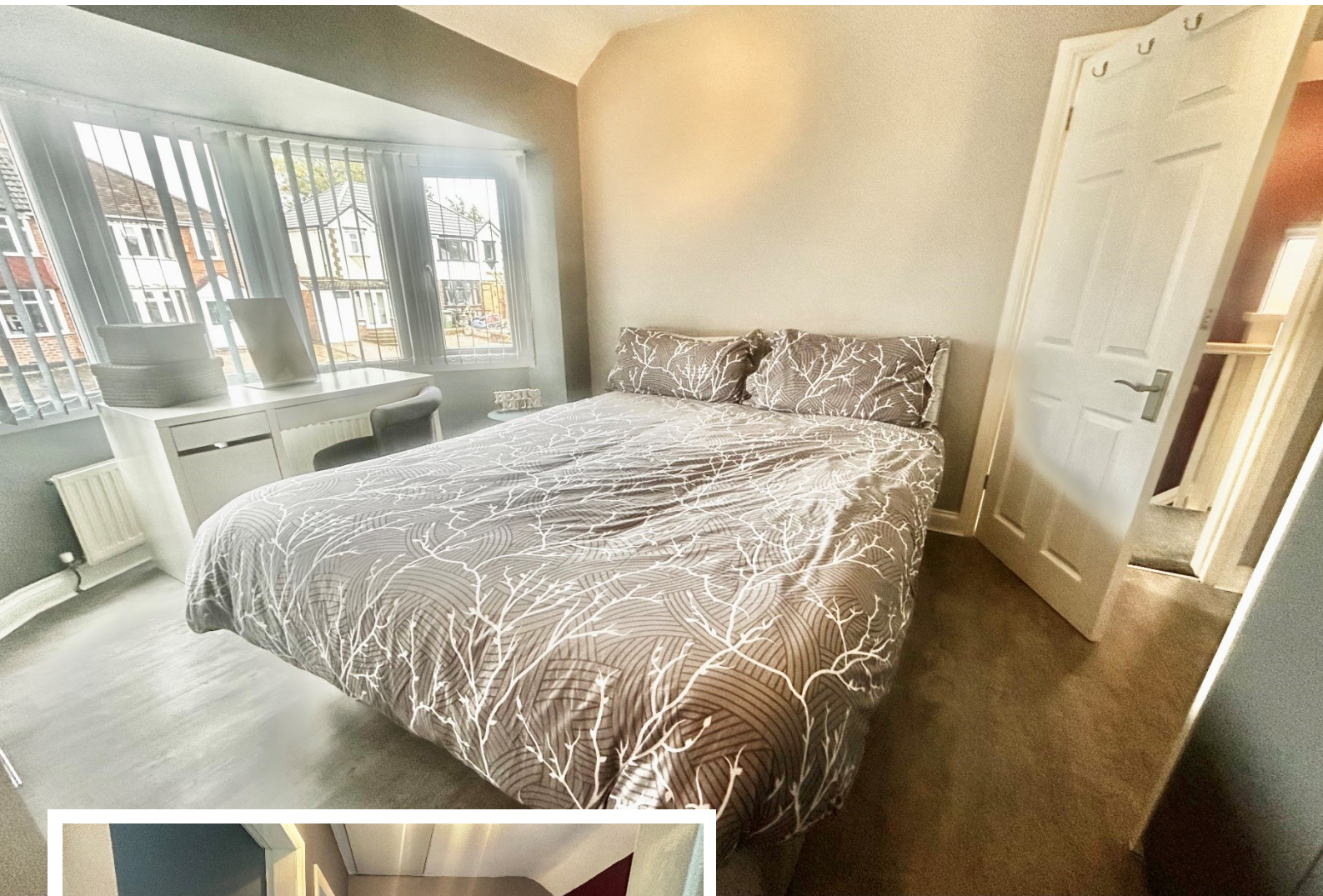




Property Description

A beautifully presented and well maintained three/four bedroom semi detached property benefiting from re-fitted bathroom and converted garage offering versatile use for bedroom/second reception room, landscaped North Westerly facing rear garden and off-road 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 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

Entrance Hall

Lounge - 3.71m x 2.84m (12'2" x 9'4")

Bedroom Four/2nd Reception Room - 4.01m x 1.93m (13'2" x 6'4")

Open Plan Re-Fitted Kitchen Diner - 7.04m x 3.51m (23'1" x 11'6")

Bedroom One to Front - 3.89m x 2.97m (12'9" x 9'9")

Bedroom Two to Rear - 3.76m x 2.97m (12'4" x 9'9")

Bedroom Three to Front - 1.88m x 1.68m (6'2" x 5'6")

Family Bathroom

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 vendor. Current council tax band - C



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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.