



smarthomes

## Ferndown Road

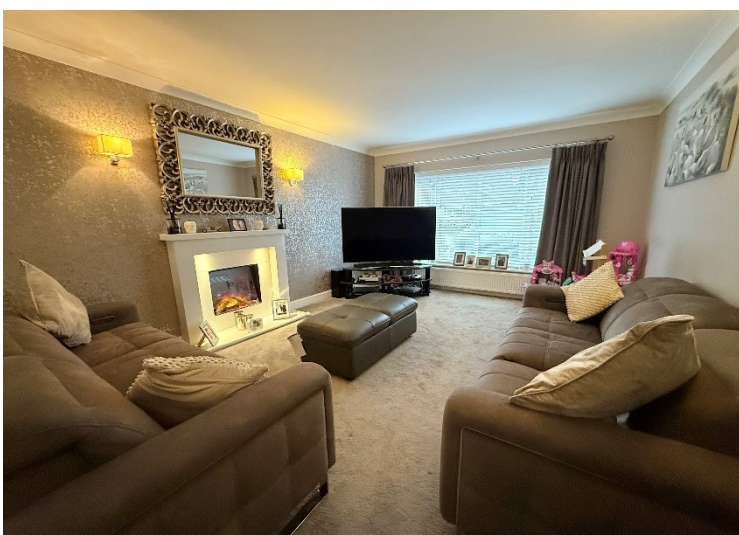
Solihull

- A Very Well Presented & Extended Detached Family Home
- Four Bedrooms
- Modern Open Plan Kitchen Diner
- Conservatory
- Spacious Lounge
- En Suite Shower Room To Master

**£665,000**

Current EPC Rating 58 (D)

Current Council Tax Band E





## Property Description

A very well presented and extended detached family home offering four bedrooms, spacious lounge, guest WC, utility, modern open plan kitchen diner, conservatory, en suite shower room to master, family bathroom, garage, landscaped 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

Welcoming Entrance Hall

Spacious Lounge to Front - 3.78m x 5.66m (12'5" x 18'7")

Guest WC & Cloakroom

Open Plan Kitchen/Dining Room - 6.93m x 4.04m (22'9" x 13'3")

Conservatory to Rear - 3.48m x 2.95m (11'5" x 9'8")

Utility Room to Side - 3.2m x 1.55m (10'6" x 5'1")

Master Bedroom to Rear - 4.67m x 3.38m (15'4" x 11'1")

En Suite Shower Room - 2.01m x 2.82m (6'7" (max) x 9'3" (max))

Bedroom Two to Front - 3.25m x 2.87m (10'8" x 9'5")

Bedroom Three to Front - 4.11m x 2.54m (13'6" x 8'4")

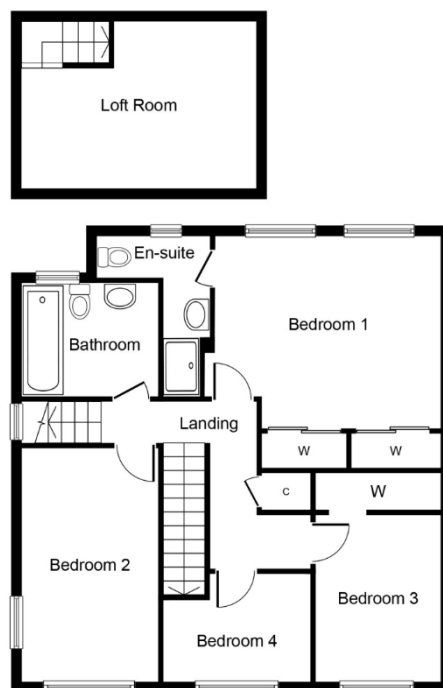
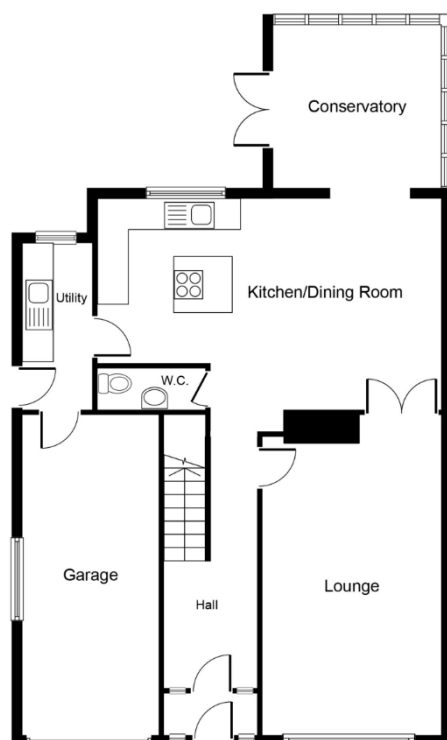
Bedroom Four to Front - 2.29m x 2.87m (7'6" x 9'5")

Family Bathroom to Rear - 2.51m x 1.85m (8'3" x 6'1")

Garage - 6.12m x 2.54m (20'1" x 8'4")

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 – E



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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.