



smarthomes

Green Acres Close

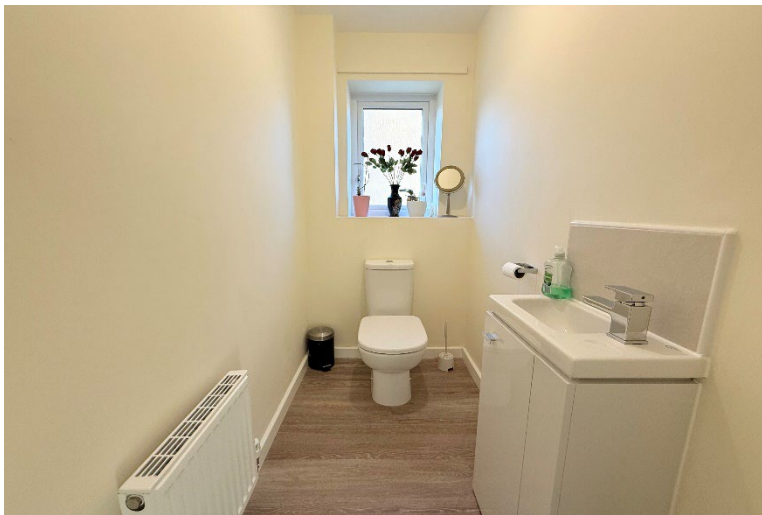
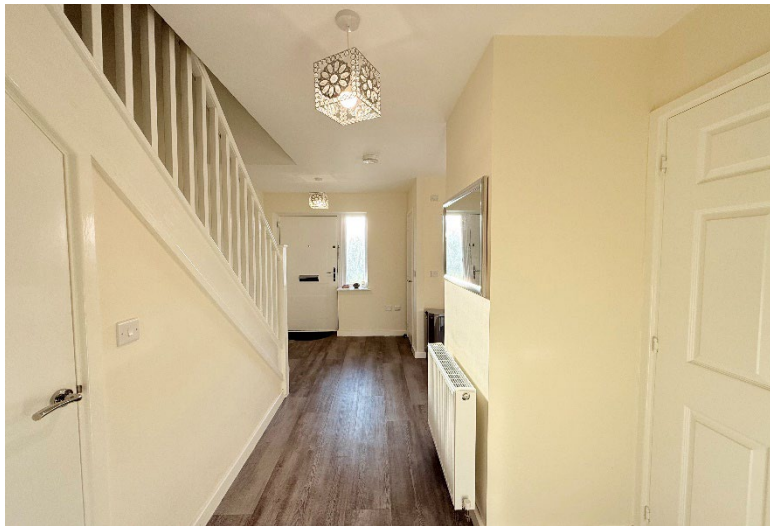
Solihull

- A Very Well Presented Modern Semi Detached Property
- Three Bedrooms
- Fitted Kitchen
- Three Parking Spaces

50% Shared Ownership
£160,000

Current EPC Rating B (83)
Current Council Tax Band D





Property Description

50% Shared Ownership

A very well presented modern semi detached property situated in a convenient location and briefly affording three bedrooms, fitted kitchen, guest WC, lounge, family bathroom, 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

Kitchen to Front - 3.15m x 2.51m (10'4" x 8'3")

Guest WC

Lounge to Rear - 4.75m x 3.76m (15'7" x 12'4")

Bedroom One to Front - 2.67m x 4.78m (8'9" x 15'8")

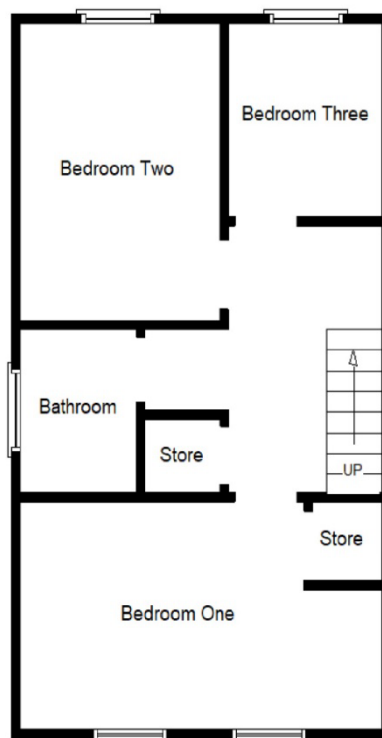
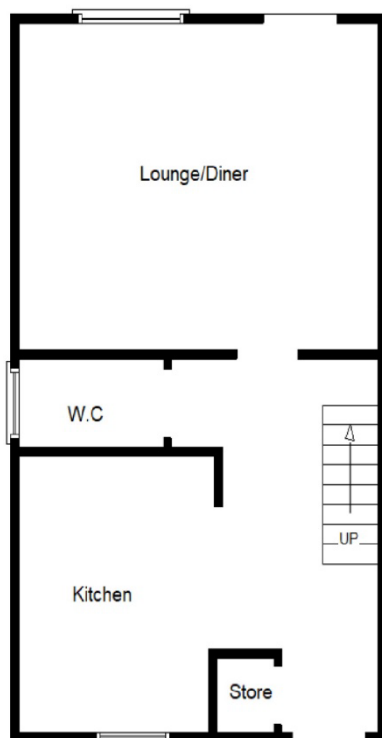
Bedroom Two to Rear - 3.43m x 2.64m (11'3" x 8'8")

Bedroom Three to Rear - 2.26m x 1.93m (7'5" x 6'4")

Family Bathroom to Side - 1.85m x 1.68m (6'1" x 5'6")

Tenure

We are advised by the vendor that the property is leasehold with approx. 95 years remaining on the lease, a service charge of £42.34 per month (including insurance) and £374 rent per month for the remaining 50% share but we 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 – D



316 Stratford Road
Shirley
Solihull
B90 3DN

www.smart-homes.co.uk
0121 744 4144

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.