



smarthomes

Laxton Grove

Solihull

- An Extremely Well Presented & Modern Four Bedroom Semi Detached
- Conservatory
- Breakfast Kitchen
- En Suite & Family Bathroom

£390,000

Current EPC Rating 78 (C)
Current Council Tax Band E

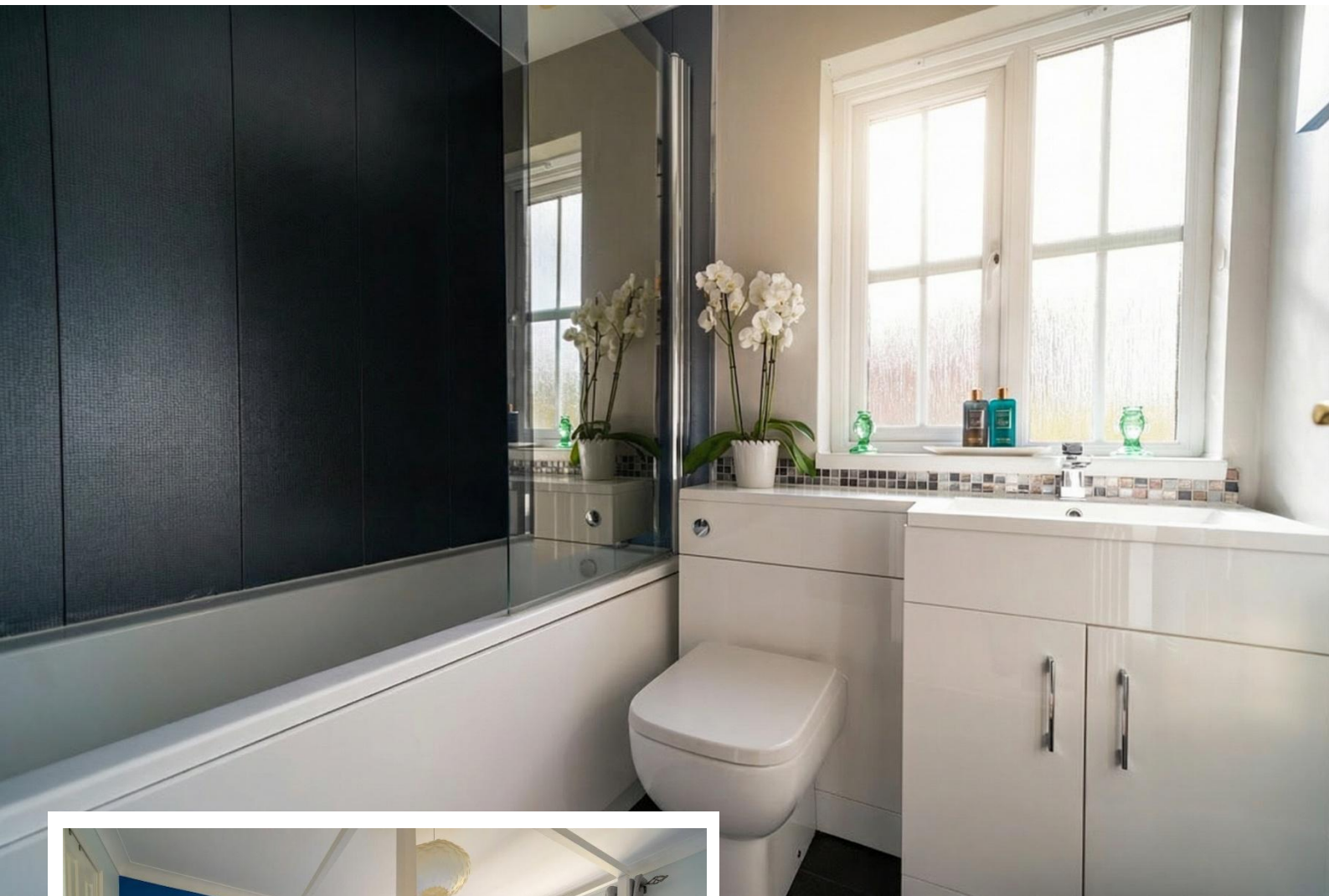




Property Description

An extremely well presented and modern four bedroom semi detached property briefly affording lounge, conservatory, breakfast kitchen, guest WC, three first floor bedrooms and family bathroom, master bedroom with en-suite to second floor, landscaped rear garden, garage and allocated parking space

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

Breakfast Kitchen to Front - 4.9m (into bay) x 2.6m (16'0" x 8'6")

Guest WC

Lounge - 4.9m x 3.5m (16'0" x 11'5")

Conservatory to Rear - 3.8m x 3.1m (12'5" x 10'2")

Bedroom Two to Front - 3.8m x 2.8m (12'5" x 9'2")

Bedroom Three to Rear - 3.3m x 2.8m (10'9" x 9'2")

Bedroom Four to Rear - 2.4m x 2m (7'10" x 6'6")

Family Bathroom to Front - 2m x 1.6m (6'6" x 5'2")

Master Bedroom - 3.9m x 3.8m (12'9" x 12'5")

En Suite Shower Room - 2.5m x 2.1m (8'2" x 6'10")

Garage - 2.5m x 5m (8'2" x 16'4")

Tenure

We are advised by the vendor that the property is freehold. The vendor has advised that the garage is leasehold with circa 976 years remaining and a peppercorn ground rent. (The vendor advised they paid a shared insurance cost of £195 for the garage last year) 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.