



smarthomes

**Leaffield Road**

Solihull

- An Extended Four Bedroom Detached Property
- Spacious Through Lounge/Diner & Garden Room
- Extended Re-Fitted Kitchen & Re-Fitted Family Bathroom
- Southerly Facing Rear Garden & Tandem Garage

**£425,000**

Current EPC Rating - D  
Current Council Tax Band - E

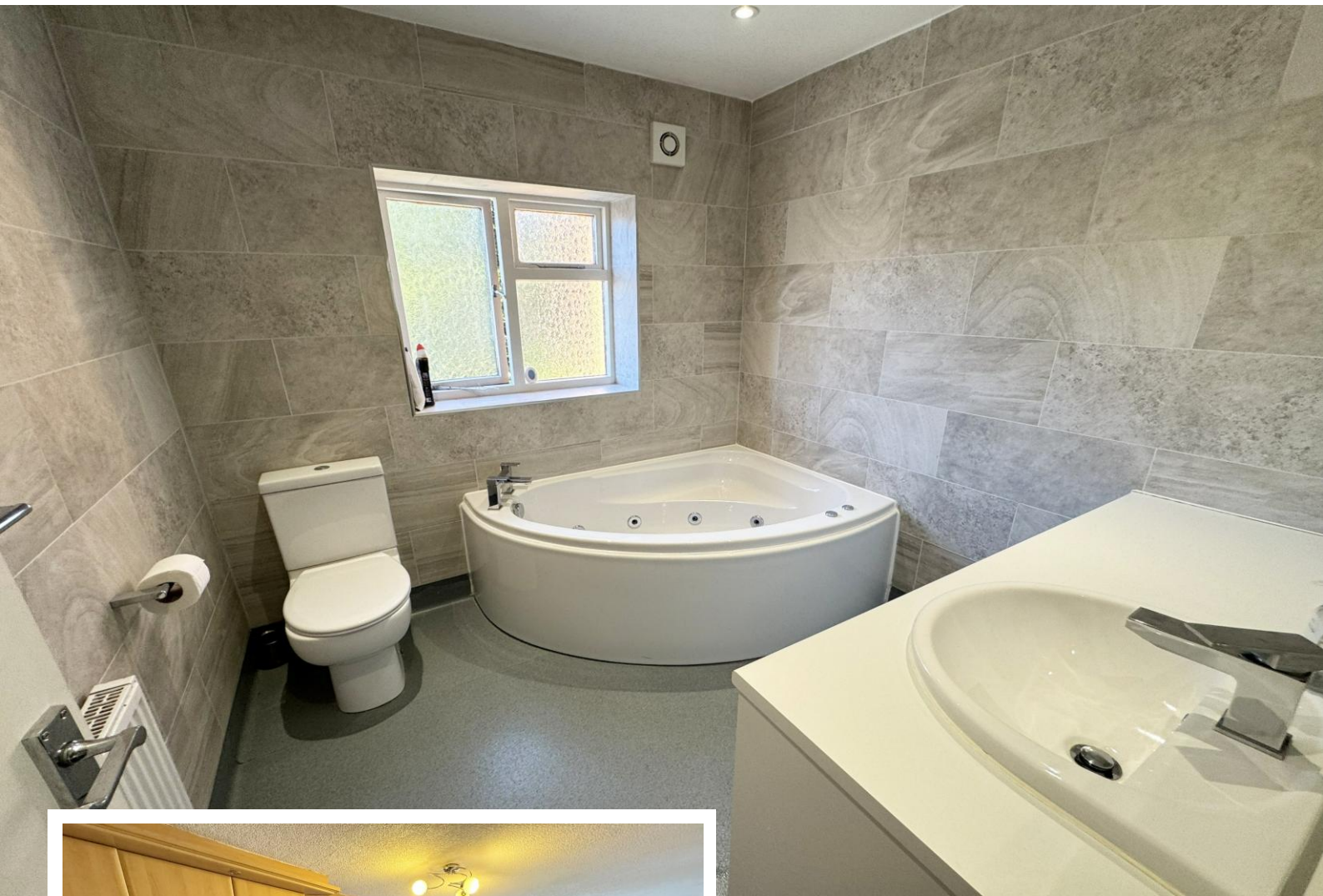




## Property Description

A most spacious detached family home offering superb potential for further extension subject to planning consent. Offering accommodation comprising two spacious reception rooms, re-fitted kitchen with integrated appliances, four good size bedrooms, large en-suite shower room, re-fitted family bathroom, Southerly facing rear garden, versatile tandem garage and driveway parking. The property is situated in a convenient location close to superb transport connections with 3 train stations within a 10 minute drive and great open spaces such as Elmdon Park and canal walks

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

Spacious Through Lounge/Diner 7m x 3.6m (22'11" x 11'9")

Garden Room 3.4m x 2.8m (11'1" x 9'2")

Extended & Re-Fitted Kitchen to Rear 5.4m x 2.1m (17'8" x 6'10")

Bedroom One to Front 3.4m x 2.8m (11'1" x 9'2")

Large En-Suite Shower Room 2.8m x 2.6m (9'2" x 8'6")

Bedroom Two to Rear 3.3m x 3.1m (10'9" x 10'2")

Bedroom Three to Front 3.6m x 3.1m (11'9" x 10'2")

Bedroom Four to Front 2.5m x 2.3m (8'2" x 7'6")

Re-Fitted Family Bathroom to Rear 2.3m x 2.3m (7'6" x 7'6")

Tandem Garage 9.3m x 2.8m (30'6" x 9'2")

### 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 vendor. Current council tax band – E



**Ground Floor**



**First Floor**

316 Stratford Road  
Shirley  
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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 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.