



smarthomes

Shalford Road

Solihull

- An Extended & Spacious Semi-Detached Property
- Four Bedrooms & Spacious Through Lounge/Diner
- Extended Kitchen
- No Upward Chain

£325,000

Current EPC Rating – E44

Current Council Tax Band - C





Property Description

A well presented and extended semi-detached family home benefiting from no upward chain. Offering accommodation comprising a spacious through lounge/diner, extended fitted kitchen, four bedrooms, family bathroom, driveway parking and an extensive South facing rear garden with rear workshop offering superb potential for conversion to office/man cave



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 7.57m x 3.33m (24'10" x 10'11")

Extended Fitted Kitchen to Rear 4.95m x 2.77m (16'3" x 9'1")

Bedroom One to Front 4.17m x 3.2m (13'8" x 10'6")

Bedroom Two to Rear 3.33m x 2.49m (10'11" x 8'2")

Bedroom Three to Front 2.21m x 1.8m (7'3" x 5'11")

Family Bathroom to Rear

Second Floor Bedroom Four 5.38m x 3.28m (17'8" x 10'9")

Rear Workshop 5.31m x 3.66m (17'5" x 12'0")

Agents Note – Digital Furnishing

This property has been digitally furnished with the assistance of AI technology. We would advise to carefully check the marketing photos at your viewing appointment to ensure that you are happy that the fabric of the property is accurately reflected.

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 – C



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 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.