



smarthomes

Warmley Close

Solihull

- A Well Maintained & Extended End Of Terrace Family Home
- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen

£350,000

Current EPC Rating 67 (D)
Current Council Tax Band C





Property Description

A well presented and extended end of terrace family home offering four bedrooms, lounge, dining room, extended kitchen, shower room, private low maintenance garden, UPVC double glazing and gas central heating

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

Lounge to Front - 4.4m x 4.4m (14'5" x 14'5")

Dining Room to Rear - 4.4m x 2.9m (14'5" x 9'6")

Extended Kitchen to Rear - 4.4m x 3.1m (14'5" x 10'2")

Bedroom One to Front - 3.9m (to wardrobes) x 3.1m (12'9" x 10'2")

Bedroom Two to Front - 3.7m x 2.6m (12'1" x 8'6")

Bedroom Three to Rear - 3.3m x 2.6m (10'9" x 8'6")

Bedroom Four to Front - 2.6m x 1.8m (8'6" x 5'10")

Family Shower Room - 1.9m x 1.7m (6'2" x 5'6")

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



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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.