



smarthomes

The Dell

Solihull

- A Well Presented Four Bedroom Family Home
- Extended Breakfast Kitchen & Ground Floor Shower Room
- Private Rear Garden, Garage & Driveway Parking
- Spacious Through Lounge/Diner

£415,000

Current EPC Rating – D
Current Council Tax Band - D





Property Description

A well presented and extended semi-detached family home situated in a discreet cul-de-sac location. Offering accommodation comprising a spacious through lounge/diner, extended breakfast kitchen, ground floor shower room, four bedrooms, family bathroom, versatile useable loft space, private rear garden, garage & driveway 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 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 8.7m x 3.2m (28'6" x 10'5")

Breakfast Kitchen to Rear 4.3m x 3.8m (14'1" x 12'5")

Ground Floor Shower Room

Bedroom One to Rear 3.7m x 2.7m (12'1" x 8'10")

Bedroom Two to Front 4m x 3.2m (13'1" x 10'5")

Bedroom Three to Front 3m x 2m (9'10" x 6'6")

Dual Aspect Bedroom Four 4.2m x 1.5m (13'9" x 4'11")

Family Bathroom to Rear 2.4m x 2m (7'10" x 6'6")

Versatile Useable Loft Space 4.3m x 3.5m (14'1" x 11'5")

Garage 4.9m x 2.6m (16'0" x 8'6")

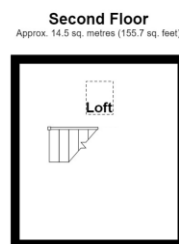
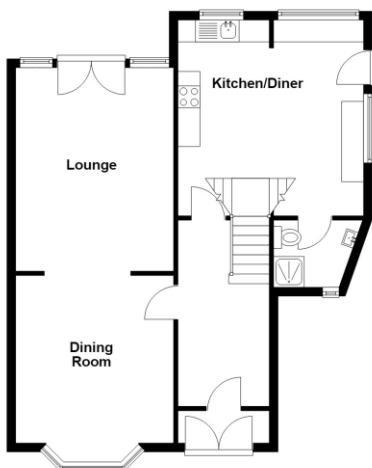
Tenure

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 Nigel Hodges. Current council tax band – D



Ground Floor
Approx. 64.8 sq. metres (697.5 sq. feet)

Total area: approx. 136.1 sq. metres (1465.0 sq. feet)



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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.