



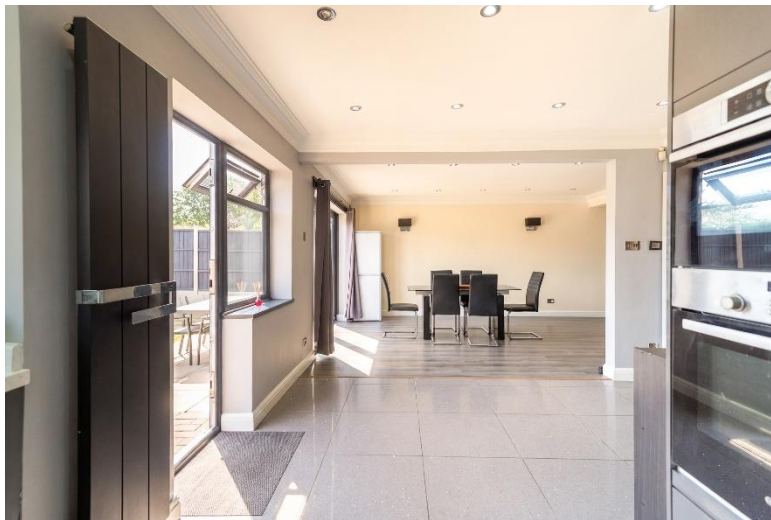
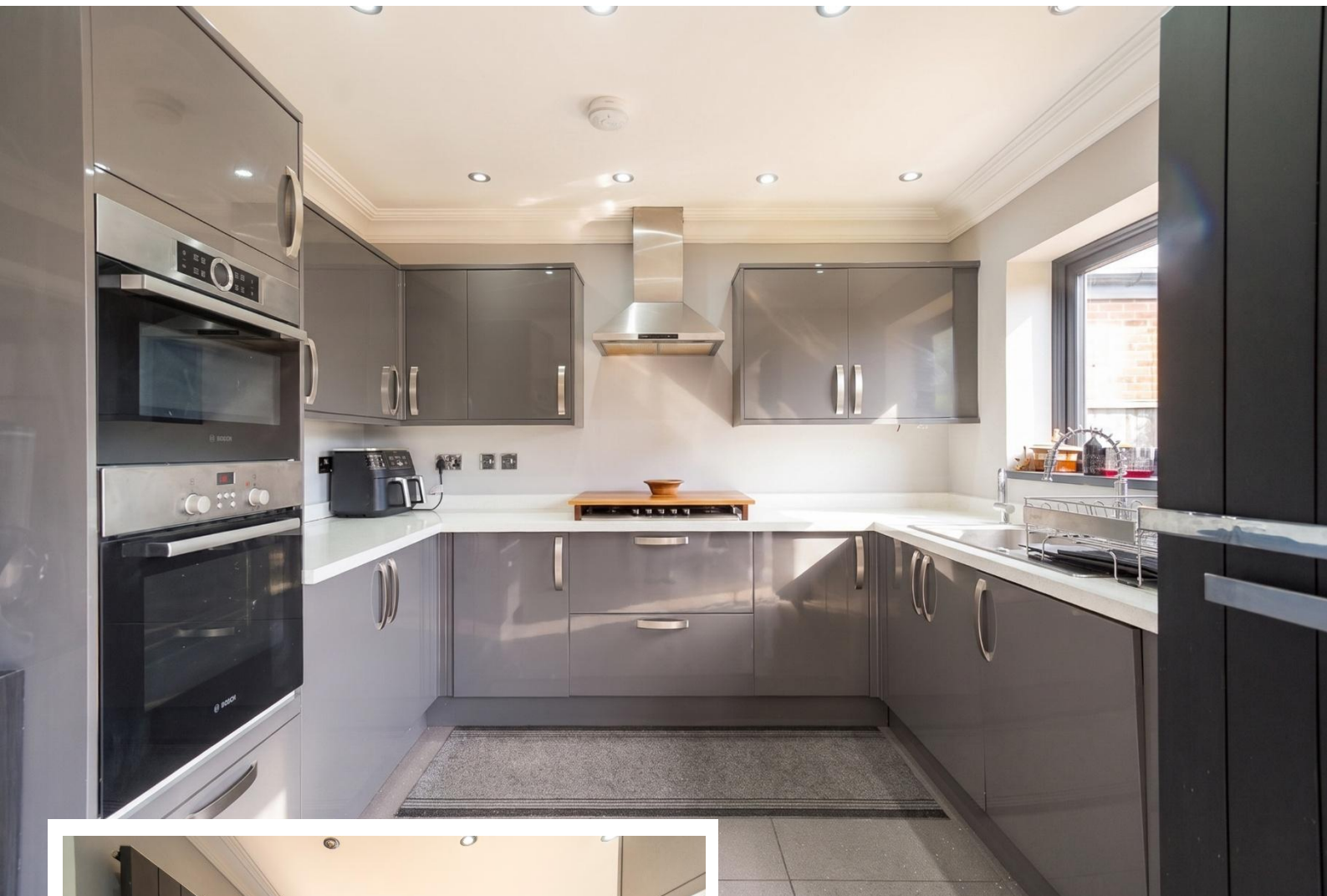
Ferndown Road Solihull

- A Beautifully Presented & Extended Five Bedroom Detached Family Home
- Two Reception Rooms
- Re-Fitted Kitchen/Family Room
- Fully Boarded & Carpeted Loft Room
- Ground Floor Shower Room
- Luxury Re-Fitted Four Piece Bathroom

Offers Over £700,000

Current EPC Rating 74 (C)
Current Council Tax Band F

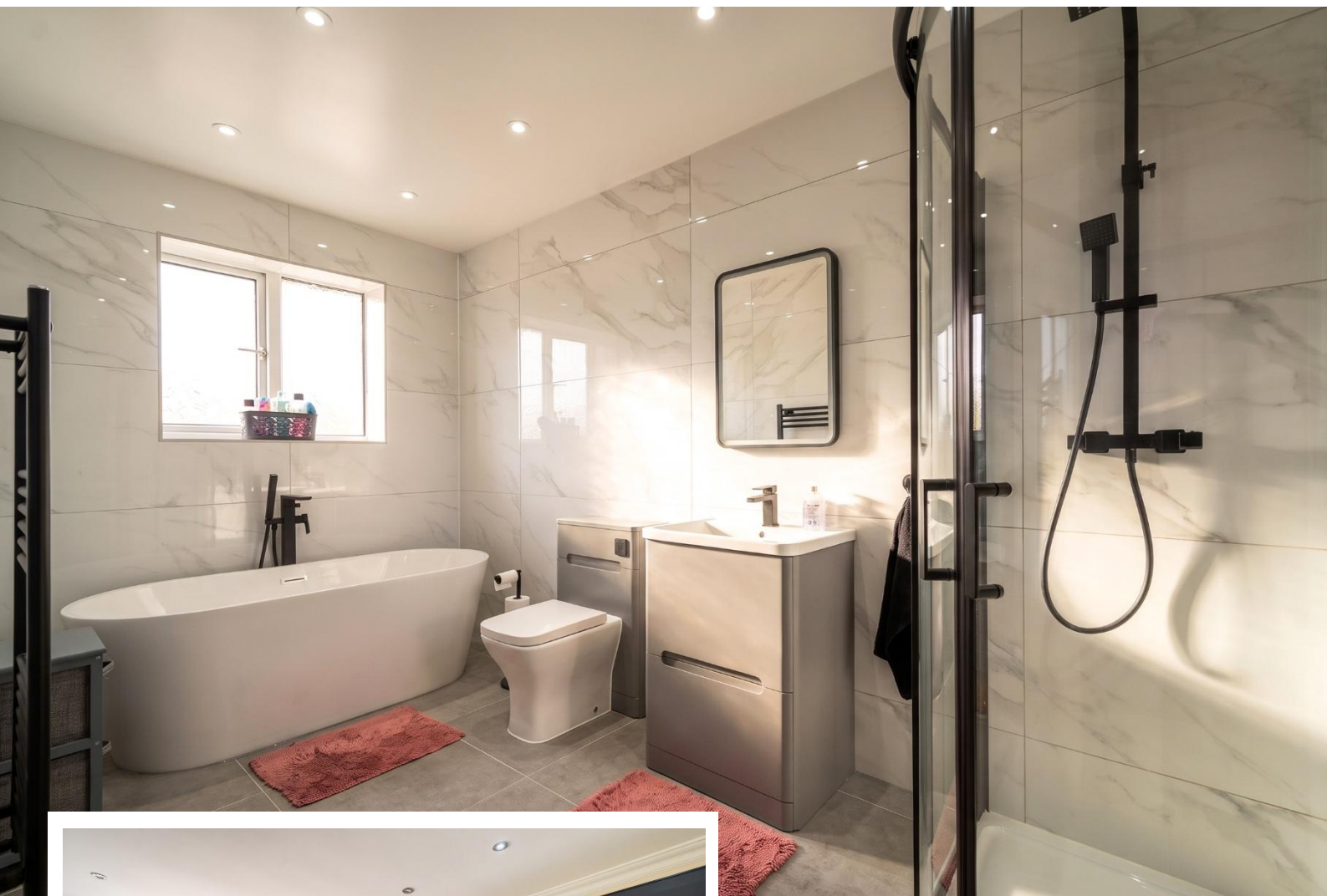




Property Description

A beautifully presented and extended five bedroom detached family home offering versatile living accommodation, with superb re-fitted family bathroom, two reception rooms, re-fitted kitchen/family room, utility room, ground floor double bedroom and shower room, garden with play area and ample off-road 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 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

Reception Room One to Front - 3.81m x 3.63m (12'6" x 11'11")
 Second Reception Room to Rear - 8.94m x 3.66m (29'4" x 12'0")
 Re-Fitted Kitchen Family Room - 8.48m x 3.17m (27'10" (max) x 10'5" (max)
 Utility Room - 1.96m x 2.26m (6'5" x 7'5")
 Ground Floor Bedroom Five - 4.39m x 2.51m (14'5" x 8'3")
 Ground Floor Shower Room to Side
 Bedroom One to Rear - 4.95m x 3.63m (16'3" x 11'11")
 Bedroom Two to Front - 3.63m x 3.73m (11'11" x 12'3")
 Bedroom Three to Rear - 4.85m x 3.73m (15'11" x 12'3")
 Bedroom Four to Front - 2.64m x 2.13m (8'8" x 7'0")
 Luxury Re-Fitted Four Piece Bathroom
 Timber Built Workshop - 3.61m x 3.05m (11'10" x 10'0")

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 – F



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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.