

smarthomes

Willow Road

Solihull

- A Larger Style Three Bedroom Semi Detached Property
- Two Reception Rooms
- Fitted Kitchen
- Utility & Guest WC
- Private Rear Garden
- Offering Superb Potential To Extend (STPP)

£415,000

Current EPC Rating D

Current Council Tax Band D











Property Description

A larger style three bedroom semi-detached property requiring some aesthetic improvement and offering superb potential to extend (STPP). Two reception rooms, fitted kitchen, utility, guest WC, family bathroom, private rear garden, garage and 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

Lounge to Front - 4.32m x 3.17m (14'2" x 10'5")

Dining Room to Rear - 3.1m x 3.89m (10'2" x 12'9")

Fitted Kitchen to Rear - 3.3m x 2.24m (10'10" (into bay) x 7'4")

Utility Room - 2.67m x 3.4m (8'9" x 11'2")

Guest WC

Bedroom One to Rear - 3.63m x 3.15m (11'11" x 10'4")

Bedroom Two to Front - 3.35m x 3.12m (11'0" x 10'3")

Bedroom Three to Front - 3m x 2.11m (9'10" x 6'11" (min) widening to 11' 4"

Family Bathroom to Rear - 2.46m x 2.13m (8'1" x 7'0")

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 vendor
Current council tax band – D











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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.