



smarthomes

Stoneleigh Road

Solihull

- A Well Maintained Four Bedroom Family Home
- Fitted Kitchen, Utility Room & Family Bathroom
- Mature Rear Garden & Double Garage
- No Upward Chain

Offers Over £600,000

Current EPC Rating - D

Current Council Tax Band - F





Property Description

This generously sized detached home, situated in a quiet cul-de-sac within a highly convenient location, is offered with no upward chain and holds great potential for expansion (STPP). The property features four bedrooms, a large welcoming entrance hall, an open-plan L-shaped lounge and dining area, kitchen, utility room, guest WC, family bathroom, good sized rear garden 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

Lounge Area - 5.54m x 3.58m (18'2" x 11'9")

Dining Area - 2.97m x 2.44m (9'9" x 8'0")

Kitchen to Rear - 2.64m x 3.86m (8'8" x 12'8")

Utility Room - 1.65m x 3.73m (5'5" x 12'3")

Bedroom One to Front - 4.11m x 3.4m (13'6" (max) x 11'2")

Bedroom Two to Rear - 4.01m x 3.1m (13'2" (to wardrobes) x 10'2")

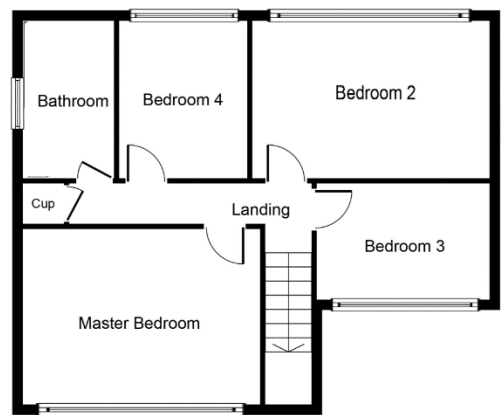
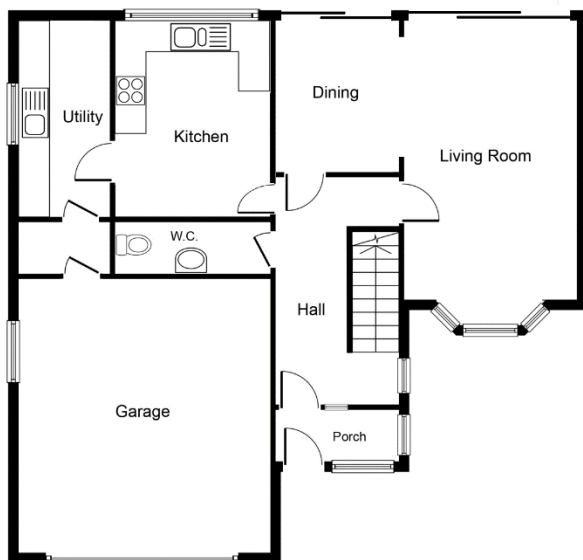
Bedroom Three to Front - 3.58m x 2.26m (11'9" x 7'5")

Bedroom Four to Rear - 3.12m x 2.36m (10'3" x 7'9")

Four Piece Family Bathroom to Side - 2.97m x 1.65m (9'9" x 5'5")

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 – 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.