



smarthomes

Farmers Lane

Tidbury Green, Solihull, B90 1UU

- Double Fronted Detached Bungalow
- Two Double Bedrooms
- Bathroom & En Suite
- Kitchen

£500,000

EPC Rating 83

Current Council Tax Band - E





Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking.

Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links.

The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.



Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.

The property is set back from the road behind a tarmac driveway providing off road parking with paved pathway giving access to



Storm Porch

With meter cupboard, wall light point and composite door leading into

Entrance Hallway

With two ceiling light points, central heating radiator, access to loft space and doors leading off to

Spacious Lounge

14' 3" x 19' 0" (4.34m x 5.79m) With double glazed French doors to the rear garden, two central heating radiators and two ceiling light points



Kitchen Breakfast Room

12' 11" x 11' 5" (3.94m x 3.48m) Being fitted with a range of Shaker style base units and matching wall units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, integrated dishwasher, four ring gas hob set below combination light and extractor, integrated Zanussi oven, 70/30 integrated fridge freezer, integrated washing machine, built-in Potterton central heating boiler, central heating radiator, ceiling light, Herringbone style flooring, double glazed window to front

Master Bedroom to Rear

13' 10" x 11' 4" (4.22m x 3.45m) With double glazed window to rear elevation, central heating radiator, ceiling light point and door leading off to



En-Suite Shower Room to Rear

10' 11" x 4' 8" (3.33m x 1.42m) Being fitted with a three piece white suite comprising of; tiled shower enclosure with thermostatic shower over, low flush WC and floating wash hand basin with mixer tap and tiled splash back, tiling to water prone areas, tiled effect vinyl flooring, obscure double glazed window to rear, extractor fan, central heating radiator and ceiling light



Bedroom Two to Front

12' 0" x 9' 8" (3.66m x 2.95m) With double glazed window to front elevation, central heating radiator and ceiling light point

Family Bathroom to Side

Being fitted with a three piece white suite comprising; panelled bath with mixer tap, low flush WC and floating wash hand basin, tiling to water prone areas, obscure double glazed window to side, central heating radiator and ceiling light.

Rear Garden

Being North Easterly facing and mainly laid to lawn with paved patio and fencing to sides and rear

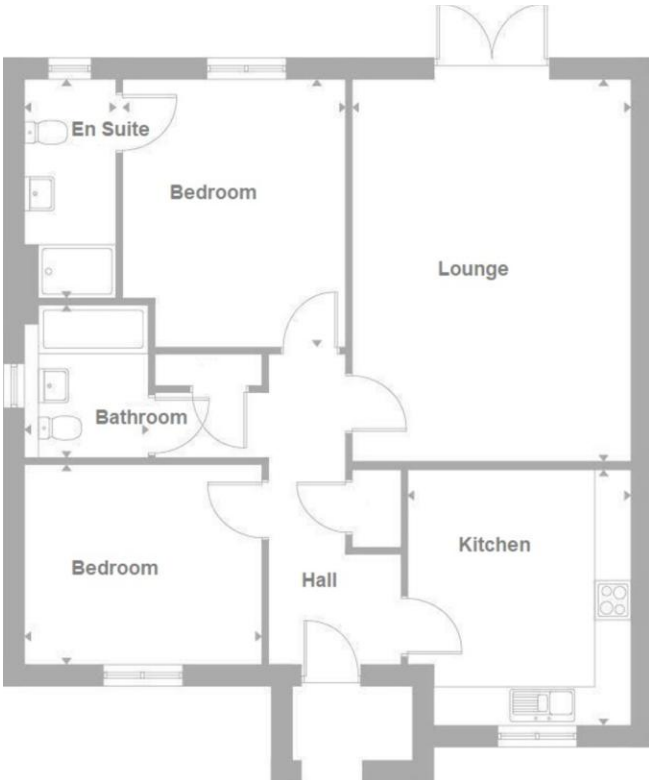


Garage

9' 10" x 18' 11" (3m x 5.77m) With up-and-over door and access to eaves storage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

316 Stratford Road
Shirley
Soliuhull
West Midlands
B90 3DN

www.smart-homes.co.uk
shirley@smart-homes.co.uk
0121 744 4144

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 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.