



smarthomes

## The Dell

Solihull

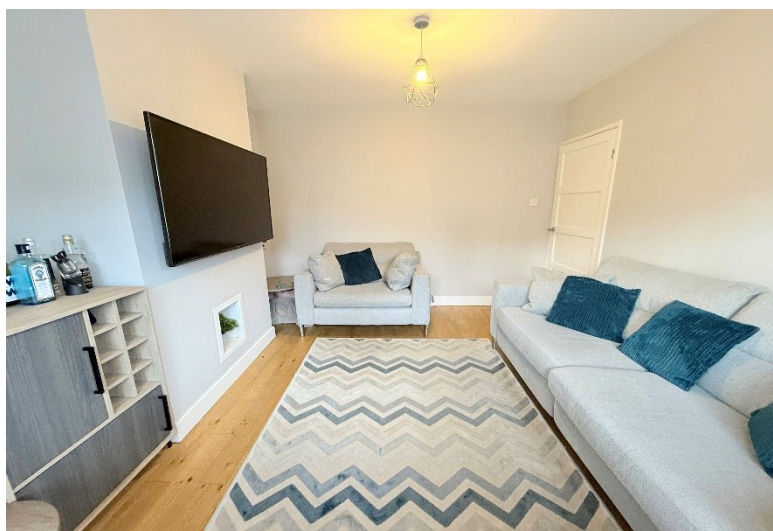
- An Extremely Well Presented & Extended Traditional Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Extended Breakfast Kitchen

**£370,000**

Current EPC Rating 72 (C)  
Current Council Tax Band D







## Property Description

An extremely well presented and extended traditional semi-detached family home situated in a cul-de-sac location benefiting from three bedrooms, two reception rooms, extended breakfast kitchen, re-fitted bathroom, rear garden, garage and off-road parking

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.





## Rooms & Measurements

### Entrance Hall

Reception Room One to Front - 3.35m x 3.84m (11'0" x 12'7")

Reception Room Two to Rear - 3.2m x 4.39m (10'6" x 14'5")

Breakfast Kitchen to Rear - 1.96m x 4.62m (6'5" x 15'2")

Garage/Store/Utility - 2.16m x 8.13m (7'1" (max) x 26'8")

Bedroom One to Front - 3.23m x 4.14m (10'7" x 13'7")

Bedroom Two to Rear - 3.23m x 3.58m (10'7" x 11'9")

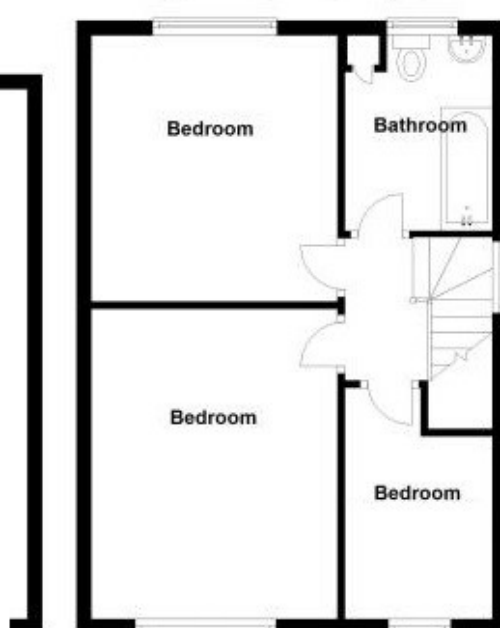
Bedroom Three to Front - 1.98m x 2.97m (6'6" x 9'9")

Family Bathroom to Rear - 1.98m x 2.46m (6'6" x 8'1")

### 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 – 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 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.