



smarthomes

**Knightsbridge Road**

Solihull

- A Very Well Presented Four/Five Bedroom Family Home
- Re-Fitted Breakfast Kitchen & Ground Floor Wet Room
- Extensive Rear Garden & Driveway Parking
- Two/Three Reception Rooms

**Offers Over £425,000**

Current EPC Rating - D  
Current Council Tax Band - D

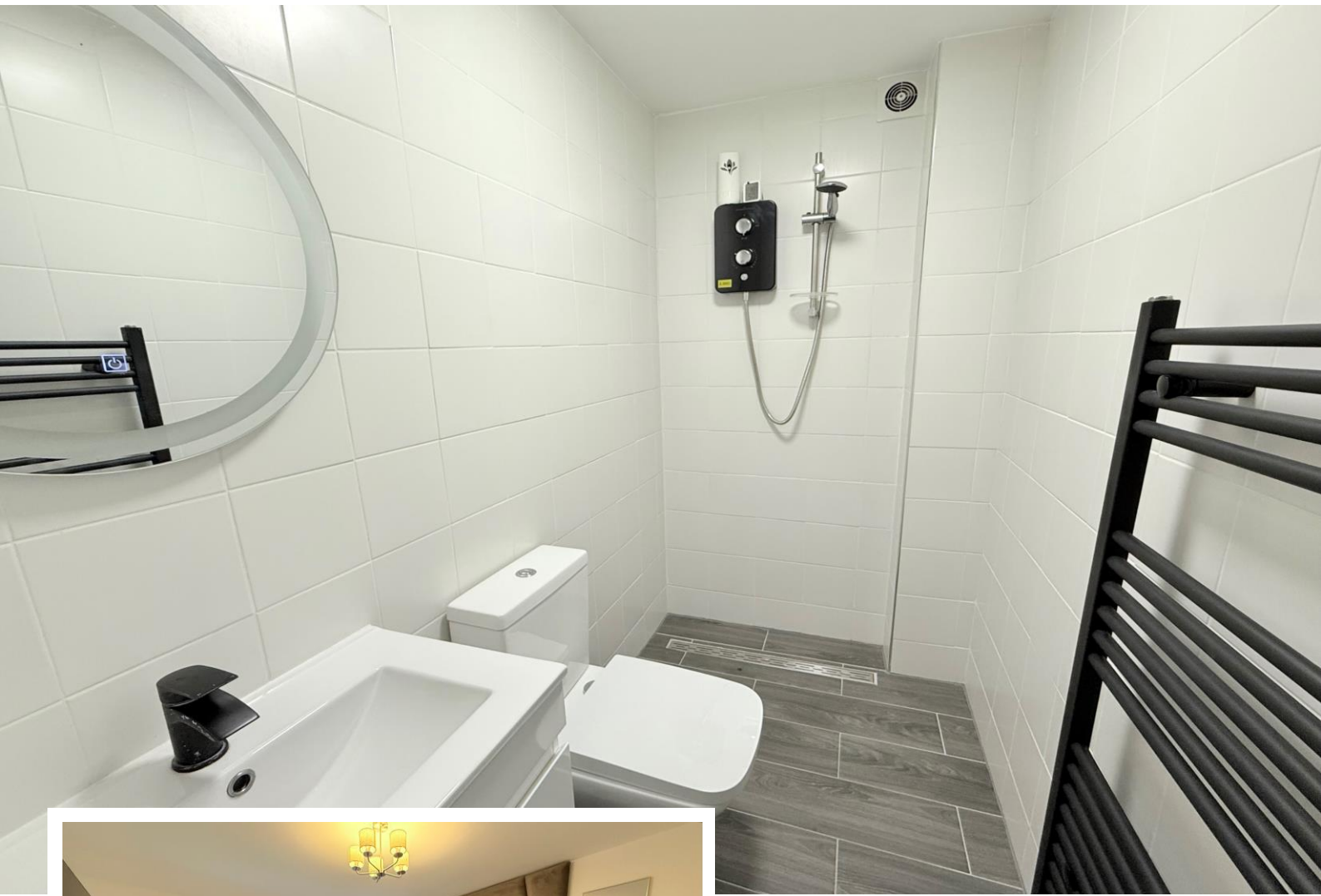




## Property Description

A very well presented and extended semi-detached family home benefiting from planning permission for further ground and first floor extensions plus a loft conversion. Offering accommodation comprising lounge, dining room, re-fitted breakfast kitchen, home office/bedroom five, re-fitted ground floor wet room, four bedrooms, re-fitted family bathroom, extensive rear garden and driveway 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 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

Dining Room to Front 4.19m x 3.35m (13'9" x 11'0")

Lounge to Rear 4.9m x 3.2m (16'1" x 10'6")

Re-Fitted Breakfast Kitchen to Rear 4.17m x 2.62m (13'8" x 8'7")

Home Office/Bedroom Five to Front 3.45m x 2.13m (11'4" x 7'0")

Re-Fitted Ground Wet Room 2.06m x 1.22m (6'9" x 4'0")

Bedroom One to Rear 4.78m x 3.12m (15'8" x 10'3")

Bedroom Two to Front 4.37m x 3.15m (14'4" x 10'4")

Bedroom Three to Front 2.06m x 2.03m (6'9" x 6'8")

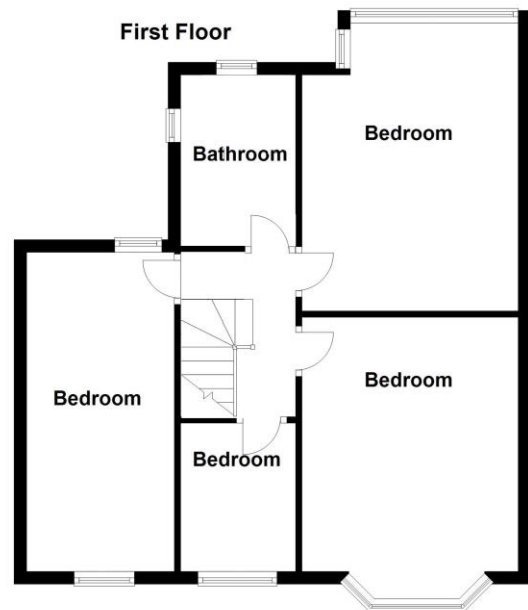
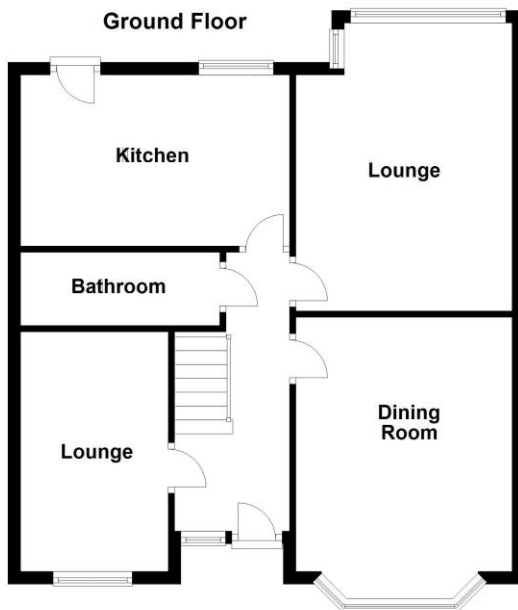
Dual Aspect Bedroom Four 5.23m x 2.21m (17'2" x 7'3")

Re-Fitted Family Bathroom 3.05m x 1.98m (10'0" x 6'6")

### 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.