



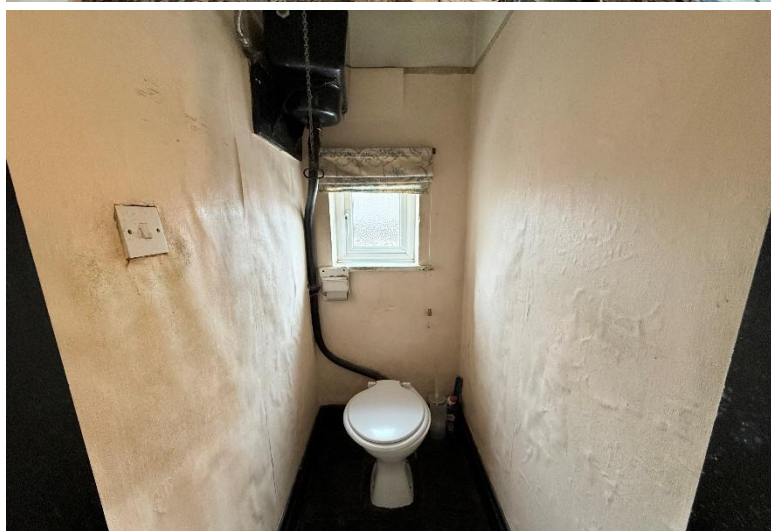
Ulverley Crescent Solihull

- A Four Bedroom Detached Property Requiring Full Modernisation
- Two Reception Rooms & Kitchen
- West Facing Rear Garden
- Garage, Car Port & Driveway Parking

Offers Over £390,000

Current EPC Rating - 23
Current Council Tax Band - E

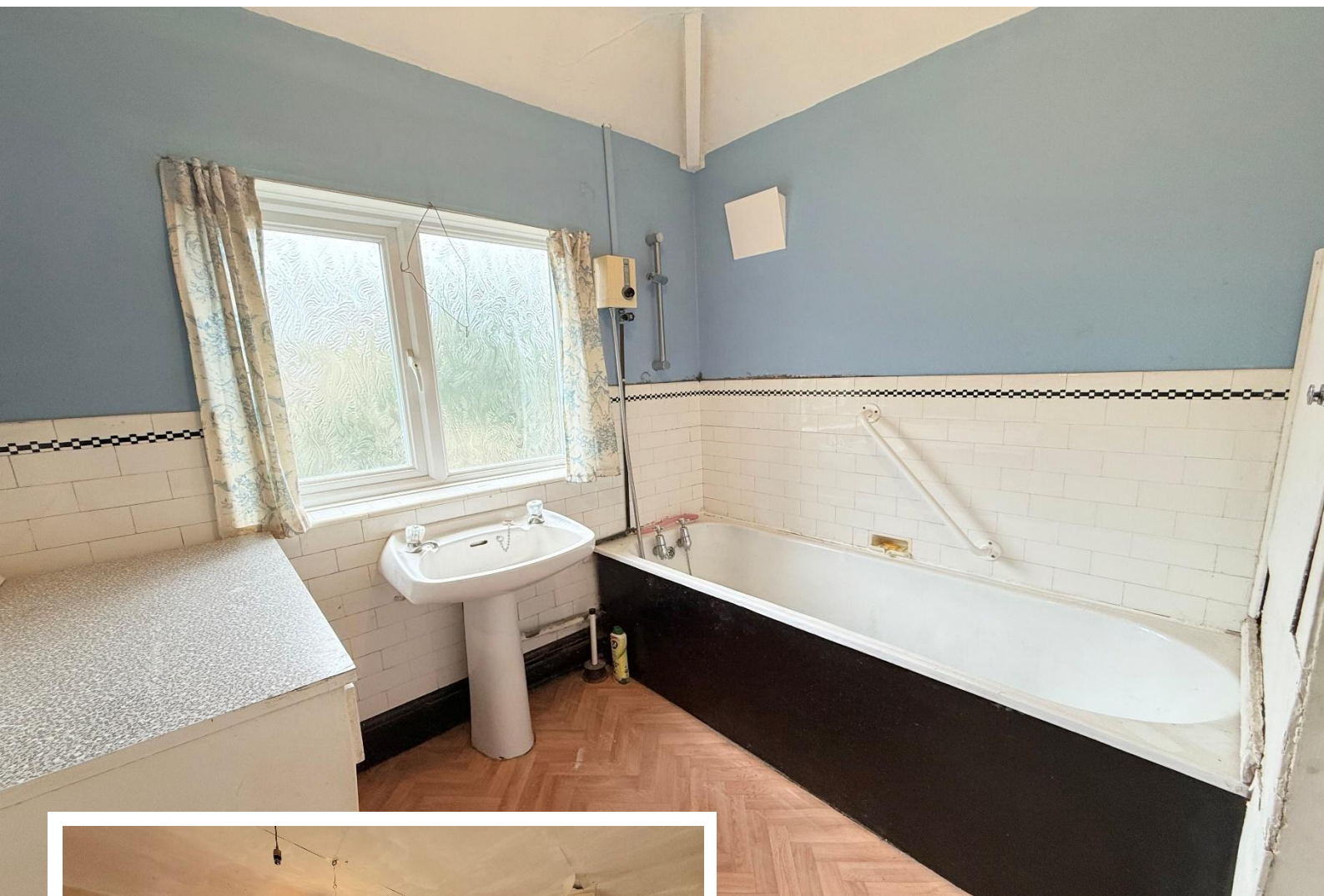




Property Description

MODERN AUCTION PROPERTY - T&C's and Buyers Fees Apply - A detached property requiring complete renovation but benefiting from no upward chain. Offering accommodation comprising two reception rooms, kitchen, four bedrooms, bathroom, separate W.C, West facing rear garden, lean to garden room, integral garage, car port 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

Lounge to Front 3.71m x 3.48m (12'2" x 11'5")

Dining Room to Rear 5m x 3.81m (16'5" x 12'6")

Kitchen to Rear 3.12m x 2.01m (10'3" x 6'7")

Bedroom One to Front 3.96m x 3.58m (13'0" x 11'8")

Bedroom Two to Rear 3.89m x 3.81m (12'9" x 12'6")

Dual Aspect Bedroom Three 4.57m x 2.44m (15'0" x 8'0")

Bedroom Four to Front 2.87m max x 2.34m max (9'5" max x 7'8" max)

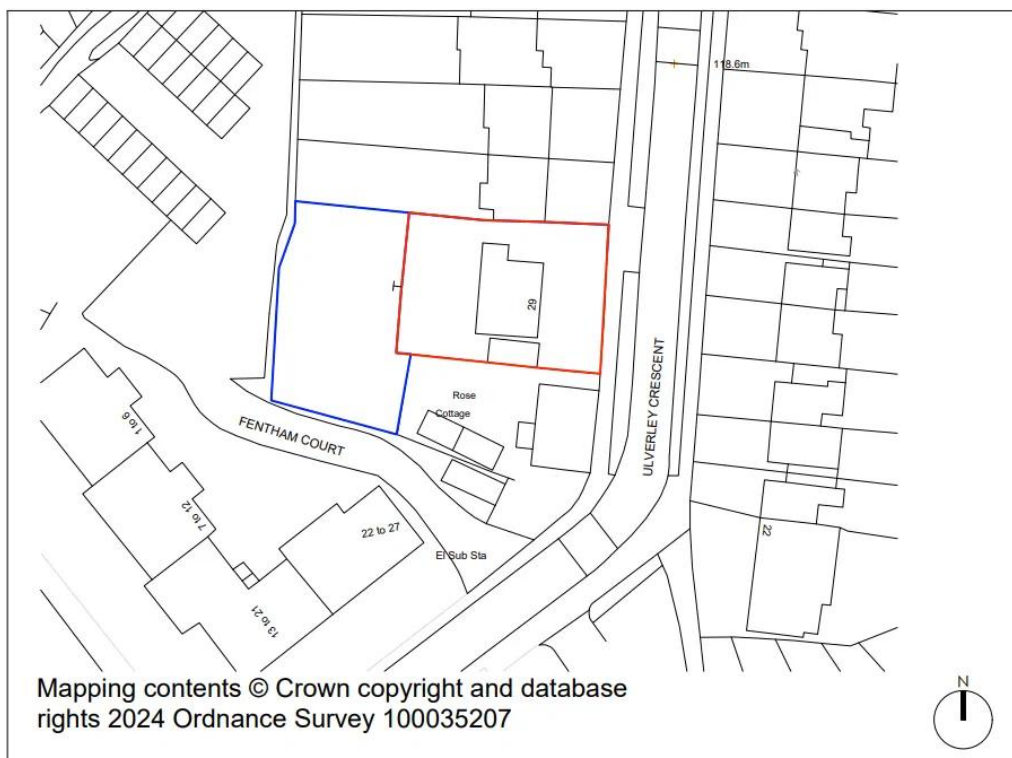
Bathroom to Rear 2.18m x 2.03m (7'2" x 6'8")

Lean To Garden Room 2.46m x 2.31m (8'1" x 7'7")

Integral Garage 4.75m x 2.46m (15'7" x 8'1")

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 – E



316 Stratford Road
Shirley
Solihull
B90 3DN

www.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 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.