



smarthomes

Tanhouse Farm Road

Solihull

- A Very Well Presented Three Bedroom Family Home
- Re-Fitted Kitchen/Diner & Family Bathroom
- Large Rear Garden, Garage & Driveway Parking
- Large Utility Room & Guest W.C

£370,000

Current EPC Rating - C
Current Council Tax Band - C

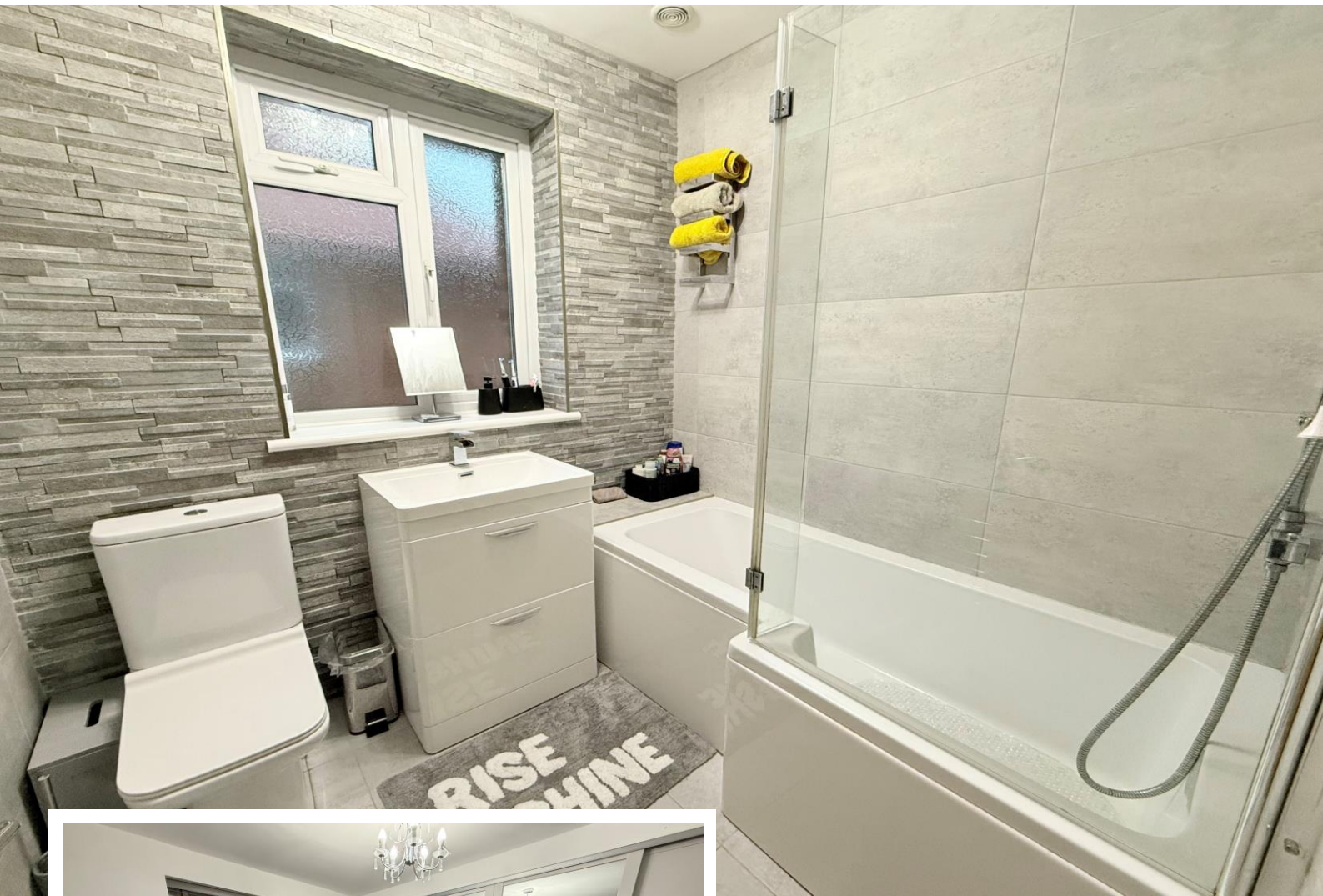




Property Description

A spacious and very well presented semi-detached family home offering accommodation comprising spacious lounge, open plan re-fitted kitchen/diner, large utility room, guest W.C, three bedrooms, .re-fitted family bathroom, large rear garden, garage and driveway parking. The property further benefits from CCTV & an alarm system

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 5m x 3.45m (16'5" x 11'4")

Open Plan Dining Kitchen to Rear 6.6m max x 4.17m max
(21'8" max x 13'8" max)

Large Utility Room 4.17m x 2.34m (13'8" x 7'8")

Guest W.C

Bedroom One to Rear 3.48m x 2.79m (11'5" x 9'2")

Bedroom Two to Front 3.43m x 2.84m (11'3" x 9'4")

Bedroom Three to Rear 2.97m x 2.01m (9'9" x 6'7")

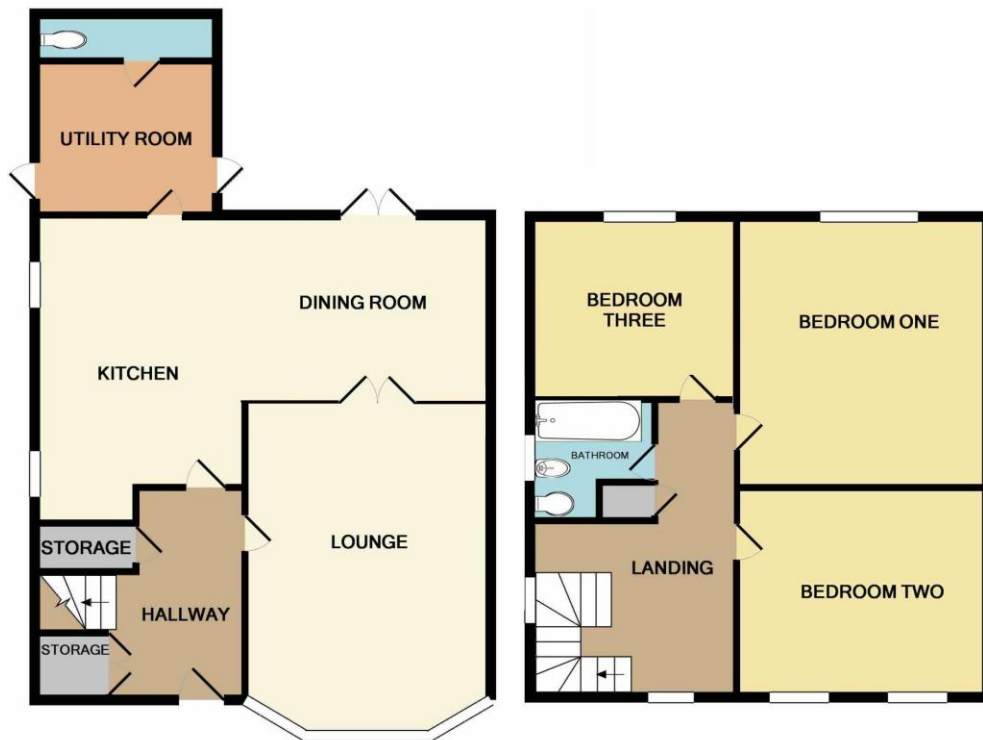
Re-Fitted Family Bathroom to Side 2.06m x 1.96m (6'9" x 6'5")

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 – C



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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.