



167 Seven Star Road, Solihull B91 2BN

£315,000

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## Key Features

Entrance Porch / Reception Hall  
 Dining Room / Extended Lounge  
 Breakfast Room / Extended Kitchen  
 Utility / Guest Cloakroom / Study  
 Three Bedrooms / Family Bathroom  
 Gas Central Heating / Double Glazing  
 Substantial Foregarden Offering Off Road  
 Parking for Several Vehicles  
 Easily Maintained Rear Garden

## Vendor's Comments

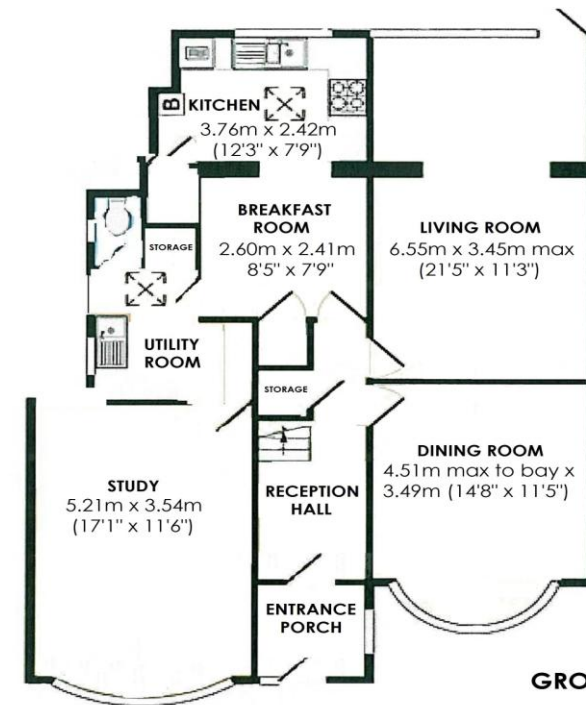
I have lived in this house for approximately 17 years and have always been pleased with the local amenities and have been happy during my stay. If you believe that a house can have a good happy feeling then this house has been such a home for me. Up to seven cars can be parked on the front drive and the rear garden requires almost no maintenance.

The large lounge and separate dining room have proved to be more than adequate for my needs as has the extended kitchen / breakfast room with cloths drying room. The separate utility area with WC leads on to my gym/office which faces on to Seven Star Road and in my opinion would make an ideal grannies room for which en-suite facilities could easily and inexpensively be fitted.

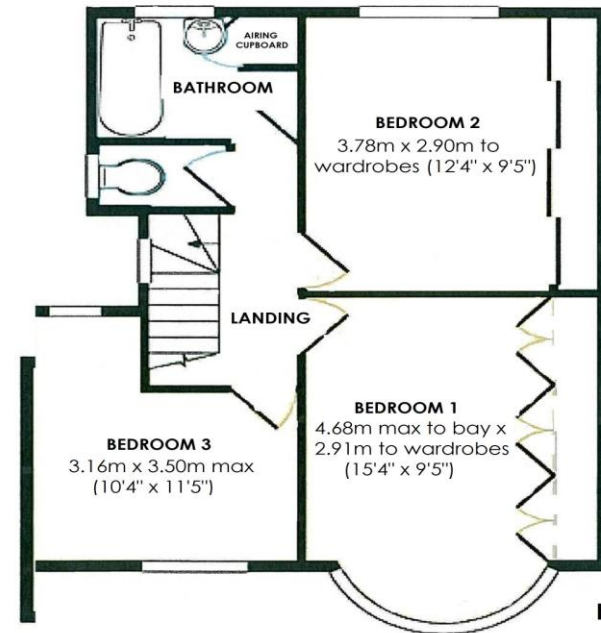
The shower room was recently refurbished and the central heating boiler replaced. Two of the three double bedrooms have large fitted wardrobes the third room has a large under sloping roof cupboard.

The boarded loft area is extensive and would easily accommodate a dormer window which would then make a fine additional living area. The neighbouring property has already carried out this work.

In all I consider the house to be an ideally positioned and proportioned family home.



GROUND FLOOR



FIRST FLOOR

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Metropolitan Borough Council

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		53	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







