



16 Links Drive, Solihull B91 2DL

www.simonburthomes.co.uk

£450,000

Key Features

Entrance Porch / Reception Hall
 Guest Cloakroom / Through Lounge
 Re-Fitted Dining Kitchen / Lobby
 Four Bedrooms
 En-Suite Shower Room
 Re-Fitted Family Bathroom
 Re-Fitted WC
 Gas Central Heating / Double Glazing
 Double Garage
 Large Rear Garden
 Foregarden Offering Block Paved Driveway
 Parking

16 Links Drive is a spacious, extensively refurbished, tastefully presented, four bedroom, detached family home, situated in this quiet and highly desirable residential area within walking distance of Solihull town centre.

Tenure

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

Vendor's Comments

Quite simply we love our home, we love our garden.

We are very lucky to have achieved our dream home. Everything we had ever set our hearts on was realised. The lovely long summer days sitting in the garden, the warm winter evenings watching logs burning and the four ovens that made Christmas dinner easier.

But our family are growing and fleeing the nest so now our home has simply outgrown us. This is a beautiful part of the world and whoever lives here will be truly happy.

Local Schools

Greswold Infant & Primary School
 Lode Heath School

Local Authority

Solihull Metropolitan Borough Council

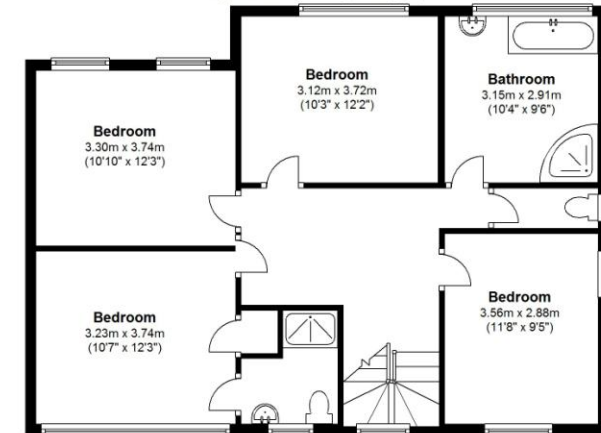
Viewing Arrangements

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

Ground Floor
 Approx. 100.8 sq. metres (1084.5 sq. feet)



First Floor
 Approx. 76.8 sq. metres (826.8 sq. feet)



Total area: approx. 177.6 sq. metres (1911.4 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



