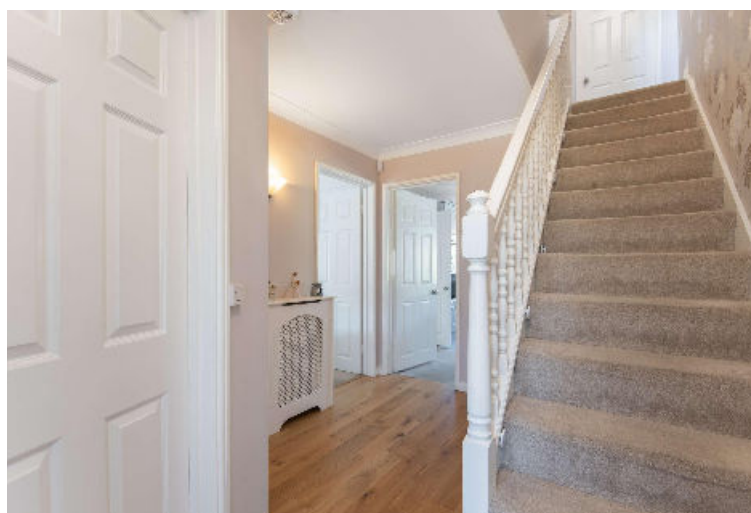




Grandborough Drive  
Solihull  
West Midlands



Solihull offers an excellent range of amenities including the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. Only a short walk to Solihull High Street which offers a range of shops and restaurants. The David Lloyd gym is also a short walk away. Sears Retail Park is a five-minute drive away.

There is schooling nearby to suit all age groups including public and private schools for both boys and girls.

There are commuter train services from Solihull Station to Birmingham and London Marylebone. The international line runs directly to London Euston in 70 minutes. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



*Solihull town centre 1.2 miles, Malvern and Brueton Park 1.4 miles, Central Birmingham 9.4 miles, M42 (J4) 2.9 miles, M6 (J4) 8.2 miles, Birmingham Airport/NEC 5.7 miles (all distances are approximate)*

# Grandborough Drive

Situated in a prime location and immaculately presented throughout Grandborough Drive is approached directly from the road with a large block paved driveway and integral garage with up and over door.

The front door opens to a welcoming reception hallway with doors radiating to the principle reception rooms and a useful, well fitted guest cloak room/WC. Stairs rise to the first floor landing area.

The home office/study sits at the front of the house with views to the front aspect.

The sitting room is light and bright with a lovely walk-in bay window. Impeccably decorated, and with a superb stone fireplace as the focal point of the room. The accommodation flows through to the dining room.

The dining room which can be accessed from the sitting room and kitchen is a perfect space for family or formal dining. The superb conservatory floods this space with natural light and provides fabulous views of the rear garden.

The conservatory/garden room is a lovely space to enjoy the garden all year around.







The large and newly fitted kitchen/breakfast room is superb. There is a good range of floor and wall mounted units with pale granite work surfaces over and a comprehensive range of integrated appliances. French doors open to the patio and provide ample natural light and lovely views of the garden.

A small rear hall provides access to the good sized and well fitted separate utility room with space for larger appliances. There is access to the rear garden and to the integral garage. This is a great space for kicking off dirty winter walking boots. A cloak room/ WC completes the ground floor accommodation.



Stairs rise to the first floor landing area where all of the four bedrooms and family bathroom are accessed.

The sumptuous dual aspect principal bedroom is flooded with natural light. There are lovely views to the front and rear aspect. A bank of fitted wardrobes provide ample storage space. The en suite bathroom is well fitted with floor to ceiling tiles and a bath with shower over.

Bedroom two is located at the front of the house. A walk-in window set in the eaves provides plenty of light and views to the front aspect. A bank of fitted wardrobes provide ample storage and the well fitted en suite shower room has the benefit of a walk-in corner shower.

Bedroom three, at the rear of the house has lovely views of the rear gardens. A fitted wardrobe provides ample storage.

Bedroom four is the smaller of the four bedrooms and perfect as a children's bedroom/nursery, hobby room or studio. There is a large storage cupboard making a perfect wardrobe or storage space.

The family bathroom serves bedroom three and four. It is well fitted and fully tiled with a shower over the bath.

A good sized linen cupboard off the landing completes the first-floor accommodation.



# Gardens

A sun terrace stretches the full width of the house and is perfect for BBQs and alfresco dining during the warmer summer months. Mainly laid to lawn with well planted borders the pretty garden is a perfect spot for summertime relaxing.

# Services

Mains water, electricity, gas and drainage are connected

# Local Authority

Solihull M.B.C: 0121 704 8100

Council Tax Band: G



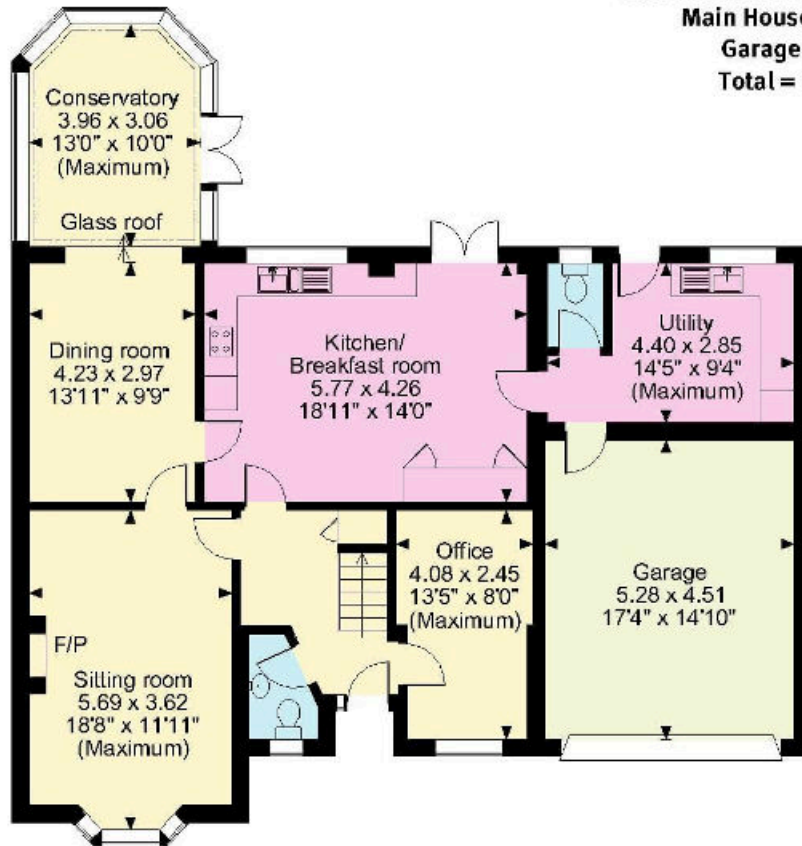
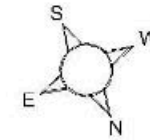
# Grandborough Drive, Solihull, West Midlands

## APPROXIMATE GROSS INTERNAL FLOOR AREA

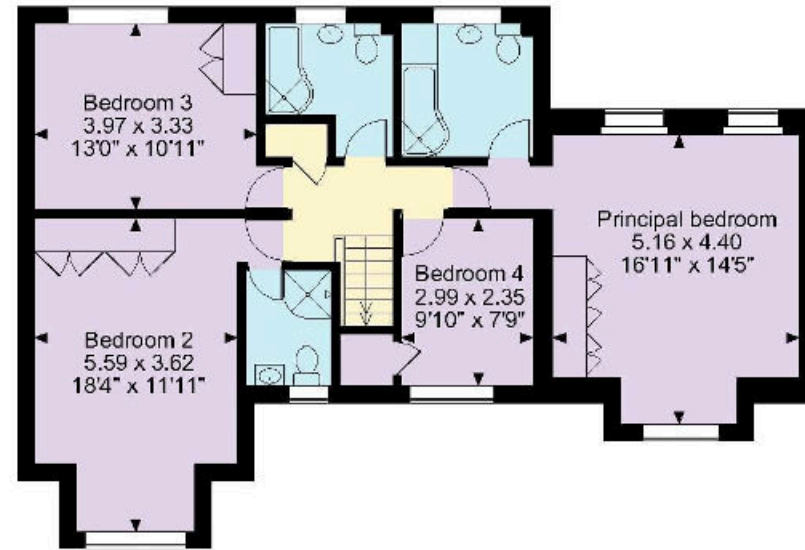
Main House = 193sq.m (2,075sq.ft)

Garage = 24sq.m (256sq.ft)

Total = 216sq.m (2,331sq.ft)



GROUND FLOOR



FIRST FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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