



11 Gentleshaw Lane

, Solihull, B91 2SS

Offers in the region of £599,950



Chain Free!

An extended detached family home situated in one of the most sought-after residential areas in the centre of Solihull. The property comprises of four large bedrooms, an extended kitchen, lounge-diner, conservatory, utility, bathroom and garage. It also is within walking distance to Brueton Park, close proximity Touchwood Shopping Centre.



Approach

Via a large driveway with parking for several cars and a well-maintained fore garden that leads to the front door. There is access to the garage and side access to the rear of the property.

Entrance Hall

A welcoming hallway which has been extended has a door to the garage, a door to the inner hall, a double-glazed window to the front elevation and a sky light allowing in lots of natural light.

Inner Hall

Having stairs to the first-floor landing, doors to the ground floor rooms, a built-in storage cupboard and a double-glazed window to the side elevation.

Lounge 14'5" x 21'11" (4.4 x 6.7)

A large room ideal for entertaining that boasts a cosy sitting area with sliding double glazed doors to the conservatory and a more formal sitting area with a double-glazed window overlooking the private rear garden.

There is a feature fireplace with electric fire and two central heating radiators.

Kitchen/ Diner 8'5" x 16'8" (2.59 x 5.1)

This kitchen is perfect for a family home. There are a vast range of wall and floor base units with work surface over, integrated 'Neff' double oven, integrated 'Neff' hob and an inset stainless-steel sink with mixer tap and drainer. There is a recess for a fridge/freezer, a double-glazed window to the front elevation and a door leading to the utility.

Conservatory 15'1" x 8'10" (4.6 x 2.7)

A brilliant addition to the property providing an extra living space that overlooks the rear garden.

Guest WC

Comprising of a WC, a sink, and a double-glazed window to the side elevation.

First Floor Landing

A spacious landing with doors providing access to the first-floor rooms, a built-in storage cupboard and access to the loft.

Bedroom One 11'9" x 12'9" (3.6 x 3.9)

This double bedroom benefits from a range of fitted wardrobes, a double-glazed window to the rear elevation overlooking the private rear garden with fields beyond and a central heating radiator.

Bedroom Two 9'2" x 13'1" (2.8 x 4.0)

A large bedroom with two double glazed windows to the front elevation bringing in lots of natural light, a central heating radiator and a built-in double wardrobe.

Bedroom Three 8'6" x 10'2" (2.6 x 3.1)

A generous sized third bedroom with a double-glazed window to the rear elevation and a central heating radiator.

Bedroom Four 7'10" x 8'6" (2.4 x 2.6)

Another large single bedroom with a double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

The suite comprises of a panelled bath with shower attachment, a WC, a sink, and a bidet. There are two obscure double-glazed windows to the side elevation, a central heating radiator and tiling to splash prone areas.

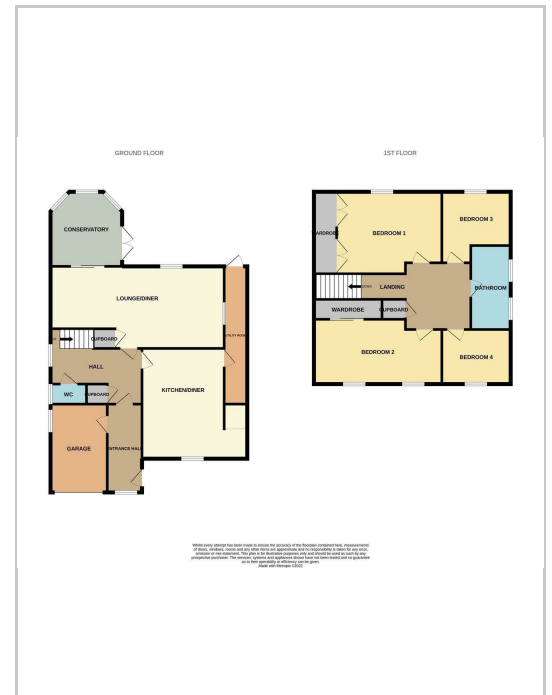
Rear Garden

A stunning private rear garden that is one of the main selling features for this property. There is a large patio area with steps leading up to the vast lawn which has mature shrubs and bushes to the borders. There is fencing to boundaries, side access to the front of the property and to the rear of the garden there are fields.

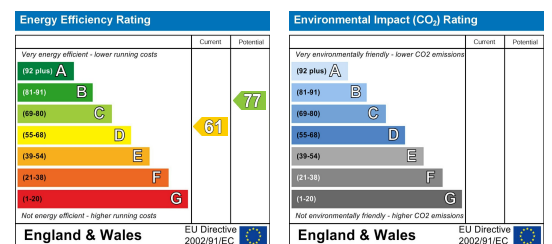
Area Map



Floor Plan



Energy Efficiency Graph



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