

Horton & Senate



7 Acer Drive, Tidbury Green, Solihull, B90 1UQ

£624,950

- Planning Permission Previously Granted For A Large Single Story Extension
- Ground Floor Study
- Kitchen/Diner
- Must View
- Larger Style Double Fronted Four Bedroom Detached
- Guest WC
- Landscaped Rear Garden
- Detached Garage
- Lounge
- Off Road Parking For Multiple Cars

49a Station Road, Knowle, Solihull, West Midlands, B93 0HN
01564 773200

info@senateproperty.co.uk

7 Acer Drive, Solihull B90 1UQ

A fantastic larger style four bedroom detached property that is situated on a private road in the popular Tidbury Heights development. This stunning property is like a 'Show Home' and boasts perfect family living space on the ground floor and first floor. This is a rare build design for the development and the current owner has upgraded the property so it is ready to move in.

4

2

1

B

Council Tax Band: F



Description

Approach

Via a private driveway providing off road parking for multiple cars.

Hallway

Stairs to the first floor, doors to ground floor rooms, a central heating radiator.

Study

1.93 x 2.20

Double glazed window to the front elevation, built in desk and drawers, central heating radiator.

Living room

3.13 x 5.18

French doors leading out to and overlooking the rear garden, a central heating radiator.

Rear garden

Slabbed patio area, lawn, steps leading up to decking area and a wooden shed.

Downstairs WC

WC, wash basin, central heating radiator.

Kitchen

2.66 x 3.92

A range of floor and wall based units, integrated oven, hob, extractor fan. Sink with mixer tap. Double glazed window to the front elevation.

Dining area and lounge

5.02 x 3.22

French doors leading to and overlooking the rear garden, cupboard under the stairs, central heating radiator.

First floor

Landing

Doors to first floor rooms, access to loft, central heating radiator.

Bedroom 1

3.97 x 3.35

Double bedroom, double glazed window to the front elevation, central heating radiator.

En suite

WC, wash basin, heated towel rail, walk in shower, double glazed window to the front elevation. Tiled floor and walls.

Bedroom 2

3.19 x 3.48

Double bedroom, double glazed window to the front elevation, built in wardrobe. Central heating radiator.

Bedroom 3

2.90 x 3.17

Double bedroom, double glazed window to the rear elevation, built in storage. Central heating radiator.

Bedroom 4

2.10 x 3.64

Double glazed window to the rear elevation, central heating radiator,

storage cupboard.

Bathroom

2.18 x 2.06

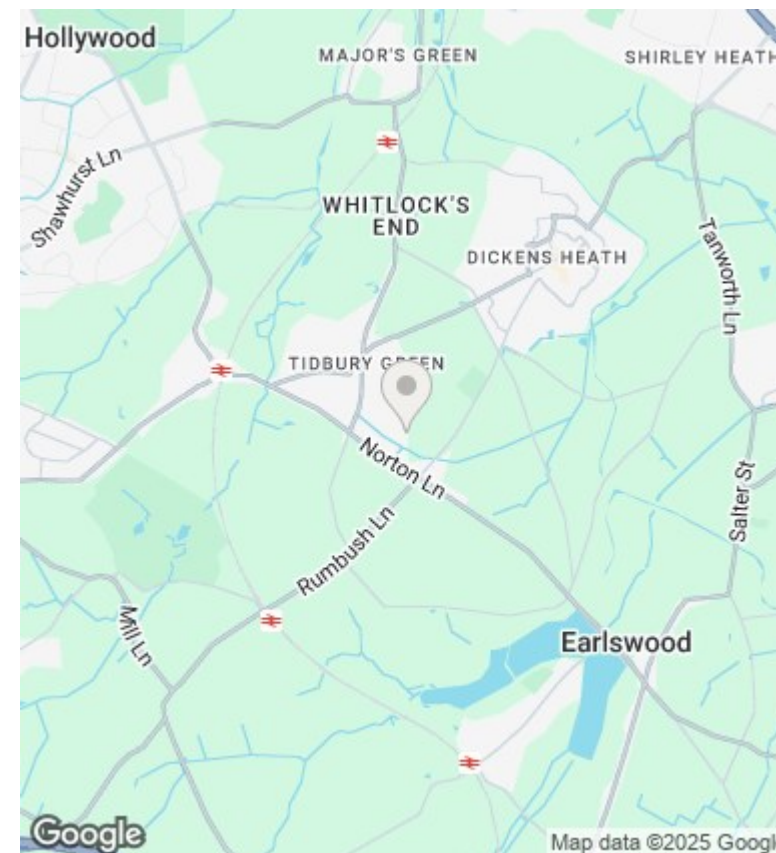
Tiled flooring, part tiled walls. Panelled bath, WC, wash basin with mixer tap, central heating radiator, double glazed window to the rear elevation.

Garage

3.07 x 6.14







Directions

Viewings

Viewings by arrangement only. Call 01564 773200 to make an appointment.

Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC