



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

Offers Over £579,950

- 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

# 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.

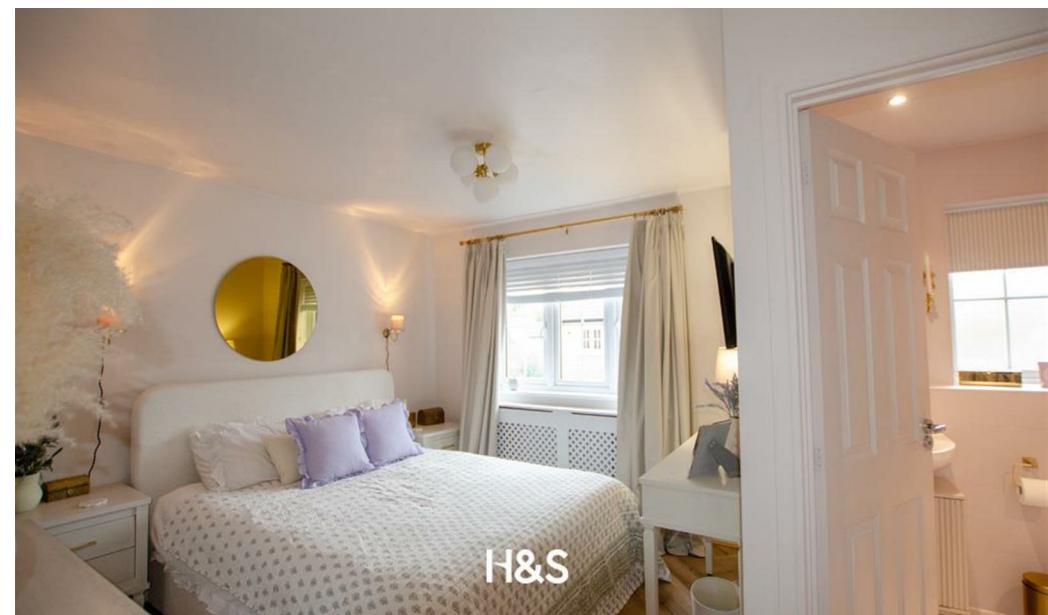
Bathroom

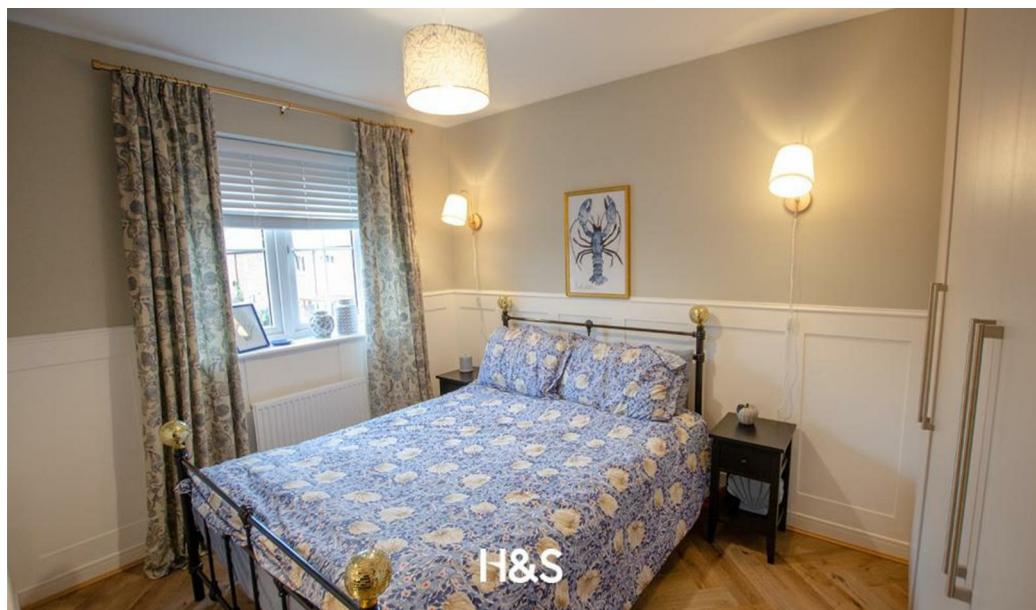
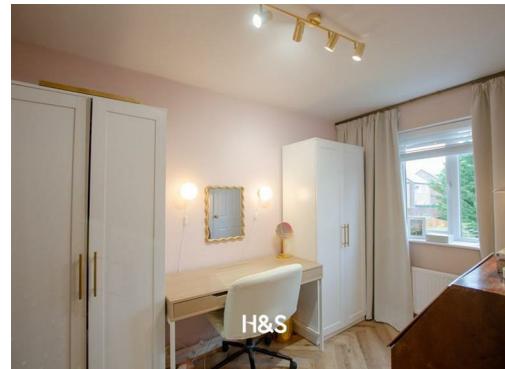
2.18 x 2.06

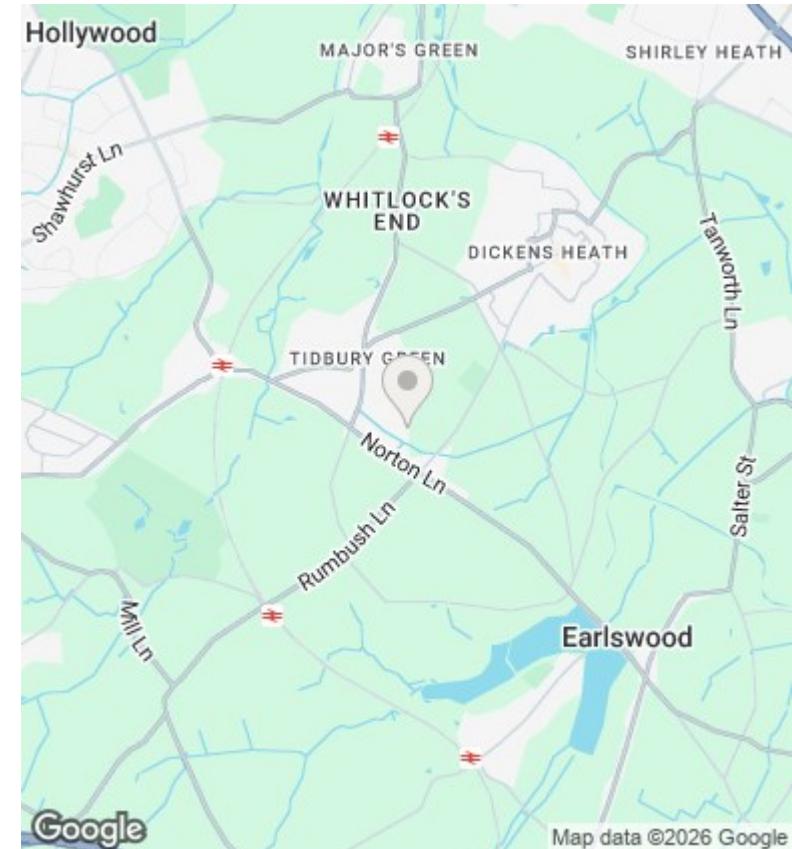
Tiled flooring, part tiled walls. Panelled bath, WC, wash basin with mixer tap, central heating radiator, double glazed window to the rear elevation.

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		