



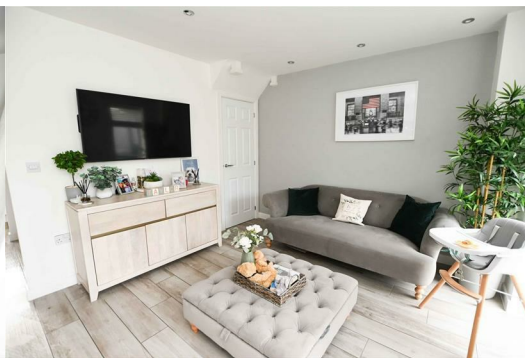
## 7 Acer Drive

Tidbury Green, Solihull, B90 1UQ

**£539,950**



\* Planning Permission Granted For Extension \* 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 lived here from new so it is a must view!



## Description

### Approach

Via a private driveway.

### 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

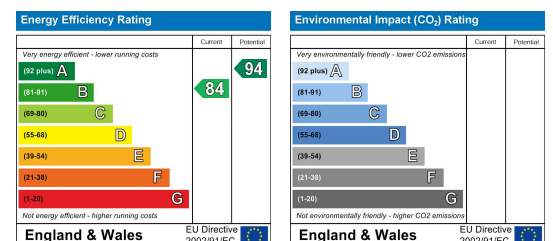
## Area Map



## Floor Plan



## Energy Efficiency Graph



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