



**25 Cornyx Lane**  
Solihull, B91 2SQ

**Andrew Grant**



# 25 Cornyx Lane

Solihull, B91 2SQ

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**Offers in excess of £350,000**

An extremely well-presented home situated on a pleasant residential street within Solihull.

## Key features

- Popular location
- Modern home
- Well-presented
- Stylish décor
- Open-plan kitchen dining room
- Modern bathroom
- Driveway parking
- Mature garden with leafy outlook
- Great for commuters

Freehold/928sq. ft.







This wonderful property has lovely modern décor and includes a welcoming entrance hallway, a reception room and a superb open-plan kitchen dining room. Upstairs, there are three good-sized bedrooms and a family bathroom. Outside, there is driveway parking to the front and a private garden to the rear.

The property is approached via a gravelled driveway leading to the canopied entrance. There is mature planting to the border at the left and a secure gate at the side of the house provides access to the rear garden.





As you enter the property you are greeted by a welcoming hallway, with stairs rising to the first floor, two useful storage cupboards and doors accessing the reception room and the kitchen dining room.

Situated to the left of the hallway is the light and bright reception room, featuring a large window to the front.









### **Kitchen/dining room**

There is a fantastic open-plan kitchen and dining room situated at the rear of the property. The modern fitted kitchen has a range of high-gloss wall and base units, with work surfaces incorporating a stainless-steel sink with a drainer and mixer tap.

Integrated appliances include a double eye-level oven, a hob and an extractor hood. There is also space and plumbing for a washing machine, recessed spotlights to the ceiling, stylish metro tiling to the splashbacks, a window to the rear and tiled flooring, which flows through seamlessly to the dining area.

The dining area also makes for an ideal family room and features a window to the rear and French doors to the side opening onto the patio. This wonderful space has plenty of room for a dining table and chairs and further lounge furniture if required.







### **First floor**

The landing area has a window to the side and access to three bedrooms and the family bathroom. There is also an airing cupboard located off the landing.





### Master bedroom

Bedroom one is a good-sized double room situated to the front, with a built-in wardrobe and a window overlooking the front.



## Bedrooms two and three

The second bedroom is a good size and features a built-in wardrobe and a window with pleasant views over the rear garden.

Situated to the front is the third bedroom, which is a good-sized single room and would make for an ideal nursery or study.

## Family bathroom

Completing the first-floor accommodation is the family bathroom, which comprises a modern white suite with a low-level WC, a washbasin and a bath with a shower. There is also tiling to the splashbacks and walls around the bath, a chrome heated towel rail and an obscure glazed window to the rear.





## Garden

The rear garden includes a patio area spanning the rear and side of the property, perfect for alfresco dining and entertaining, with a lawned area beyond the picket fence. There is an abundance of mature planting, shrubs and trees to the borders. A pathway to the side of the lawn leads to the rear, where there is a shed and a further patio. The garden is bound by panel fencing and has a private leafy outlook at the rear.





**Services**

The property has mains gas, mains electricity, mains water, mains drainage and broadband.

Council tax band - C.

**Location**

Solihull is a vibrant town offering a first-class range of excellent amenities, including shops, bars and restaurants, the widely publicised Touchwood Shopping Centre and the Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics Track.

There is outstanding schooling to suit all age groups including Public and Private Schools for both boys and girls.

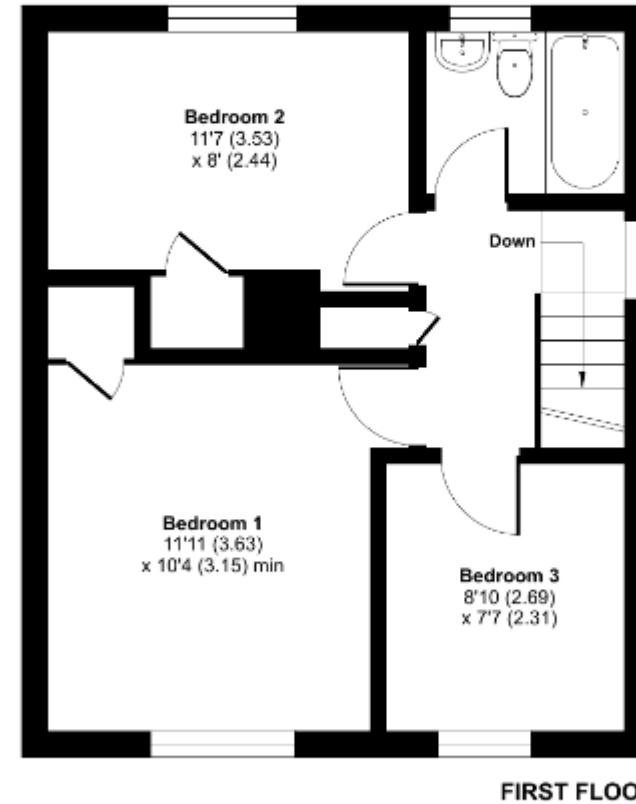
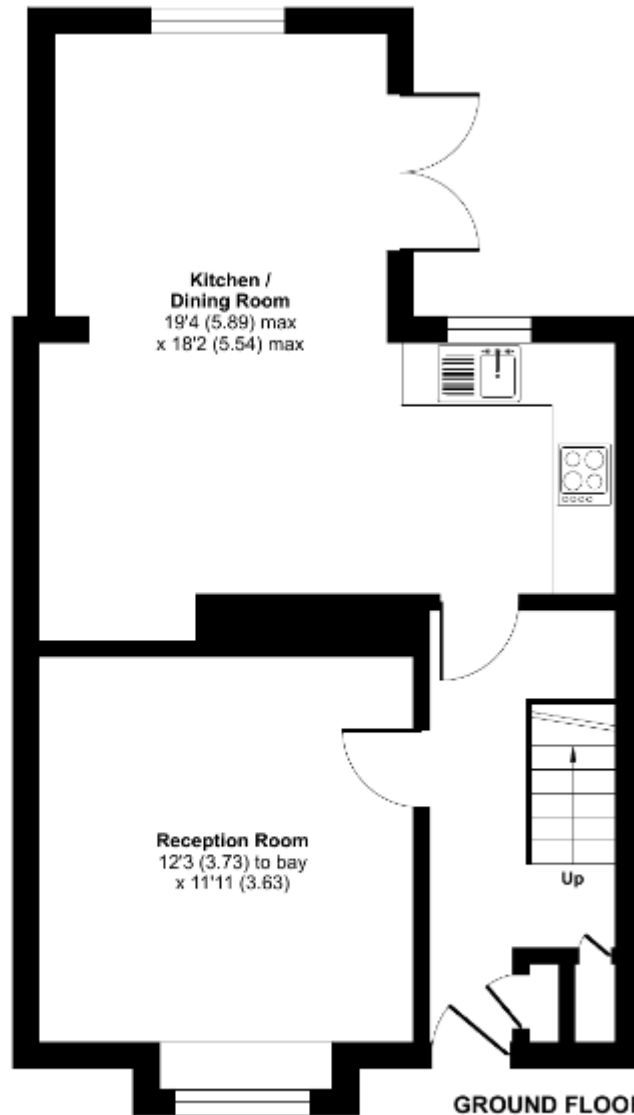
The train station provides excellent commuter links to Birmingham and Marylebone. In addition, the NEC Birmingham International Airport and Railway Station are all within easy reach. The M42 J5 provides fast links to the M1, M5, M6 and M40 motorways.



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Approximate Area = 928 sq ft / 86 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntichcom 2022. Produced for Andrew Grant. REF: 917494



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