



**Bowercourt Close, Solihull, B91 3YW**

**Offers over £700,000**



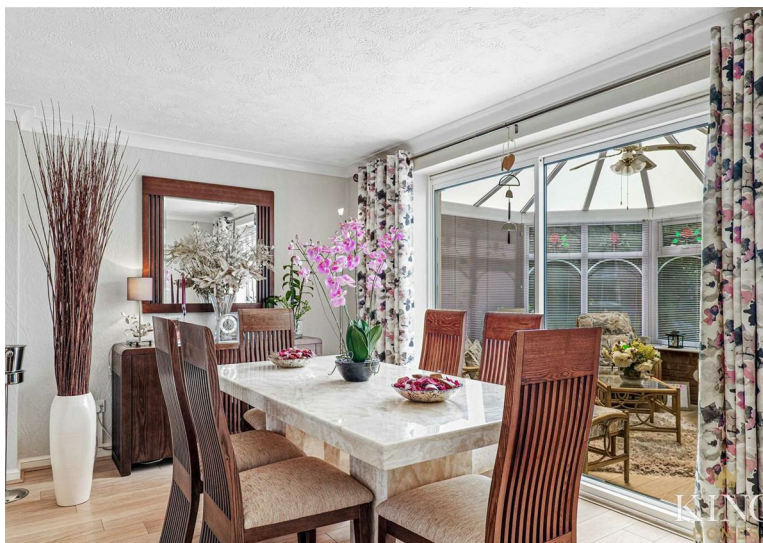


**\*\*1783 sq ft approx\*\* FOUR DOUBLE BEDROOM TWO BATHROOM IMMACULATE** detached family home built to a high specification. This beautiful property resides on a generous plot with a lovely mature garden on the highly sought after Bowercourt Close in Solihull, including integral **DOUBLE GARAGE**. The tarmacked driveway provides off-road parking for multiple vehicles.

This unique residence offers stylish, spacious, and versatile living accommodation. The ground floor comprises; spacious entrance hallway with stairs rising to the first floor, guest wc, spacious living room, a bespoke modern fitted kitchen with integrated oven and appliances, dining room, separate utility, conservatory. The first floor features a large landing area, the master bedroom includes an en-suite shower room, there are a further three double bedrooms, and a family bathroom.

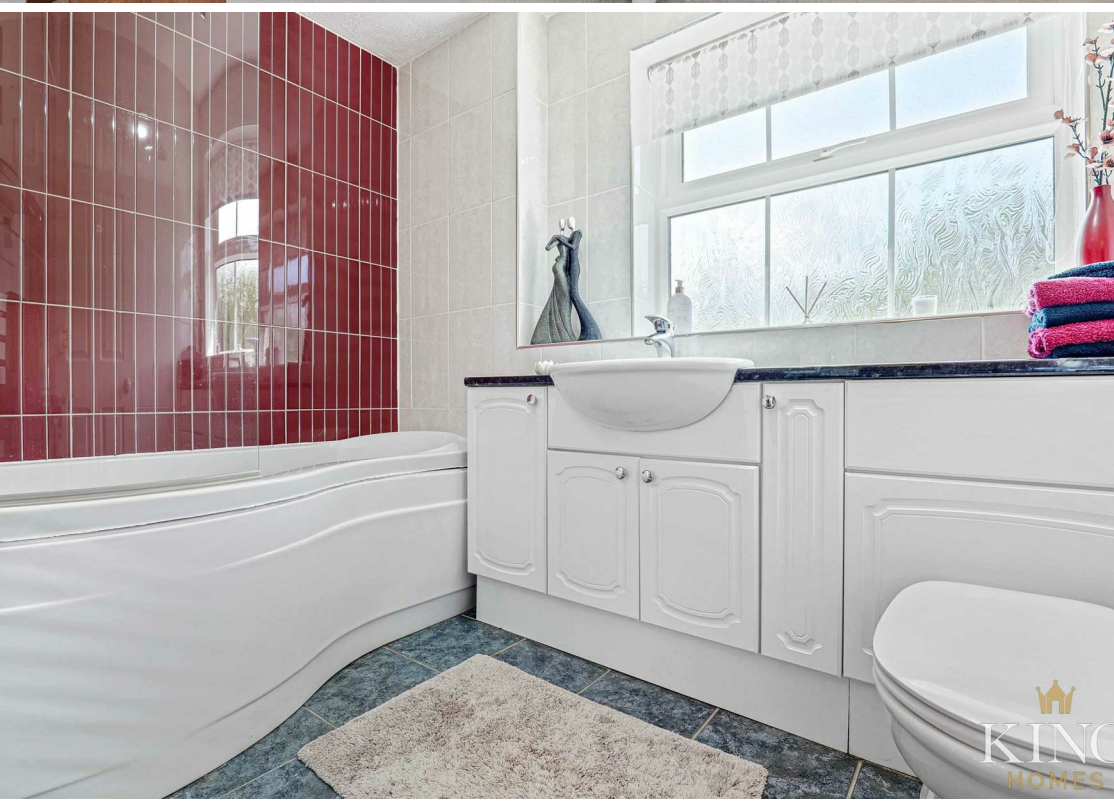
The outside enclosed rear garden is a good size which includes a lawned area, and patio / entertainment space which is accessible from the house and also the side access from the driveway.

This property is well presented throughout, also benefits from double glazing and gas central heating providing truly ready to move into accommodation. Properties of this exceptional standard rarely become available, and early viewing is considered essential to fully appreciate the attractive setting to all this property has to offer.



Hallway	
Living Room	17'5" x 13'1" (5.31m x 4.01m)
Dining Room	9'0" x 13'1" (2.75m x 4.01m)
Conservatory	11'0" x 13'1" (3.37m x 4.01)
Kitchen	9'0" x 15'5" (2.75m x 4.72m)
WC	3'2" x 8'3" (0.99m x 2.52m)
Utility	8'2" x 8'10" (2.51m x 2.71m)
Landing	
Bedroom One	12'5" x 13'1" (3.80m x 4.01m)
En Suite Shower Room	12'5" x 13'1" (3.80m x 4.01m)
Bedroom Two	11'2" x 12'2" (3.42m x 3.73m)
Bedroom Three	10'3" x 8'0" (3.14m x 2.45m)
Bedroom Four	9'3" x 9'10" (2.84m x 3.02m)
Bathroom	5'5" x 8'0" (1.67m x 2.46m)
Double Garage	

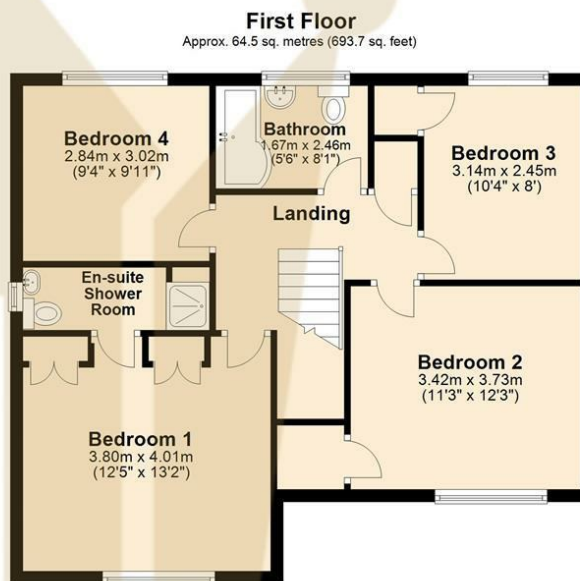
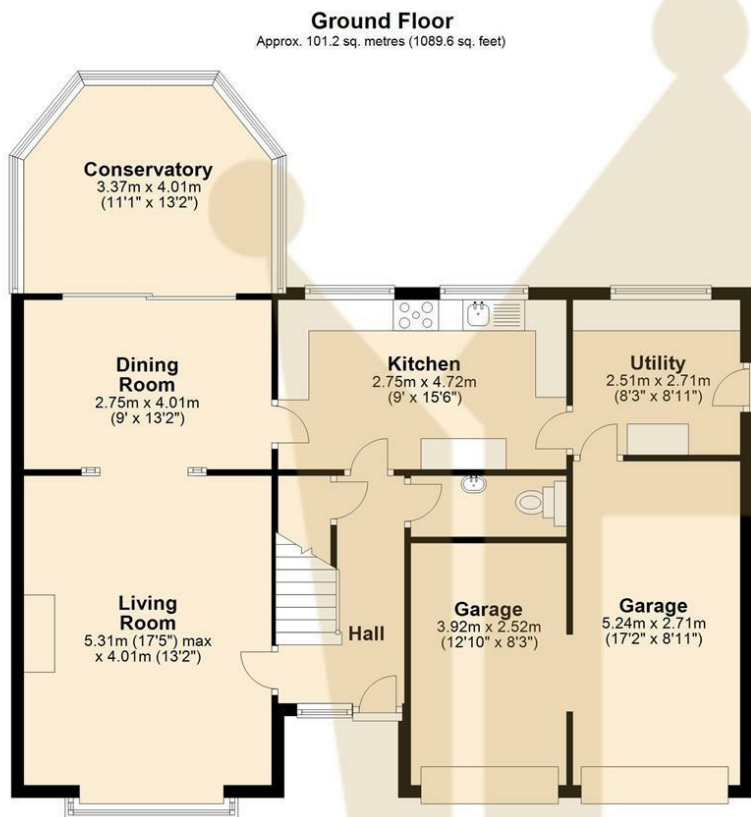




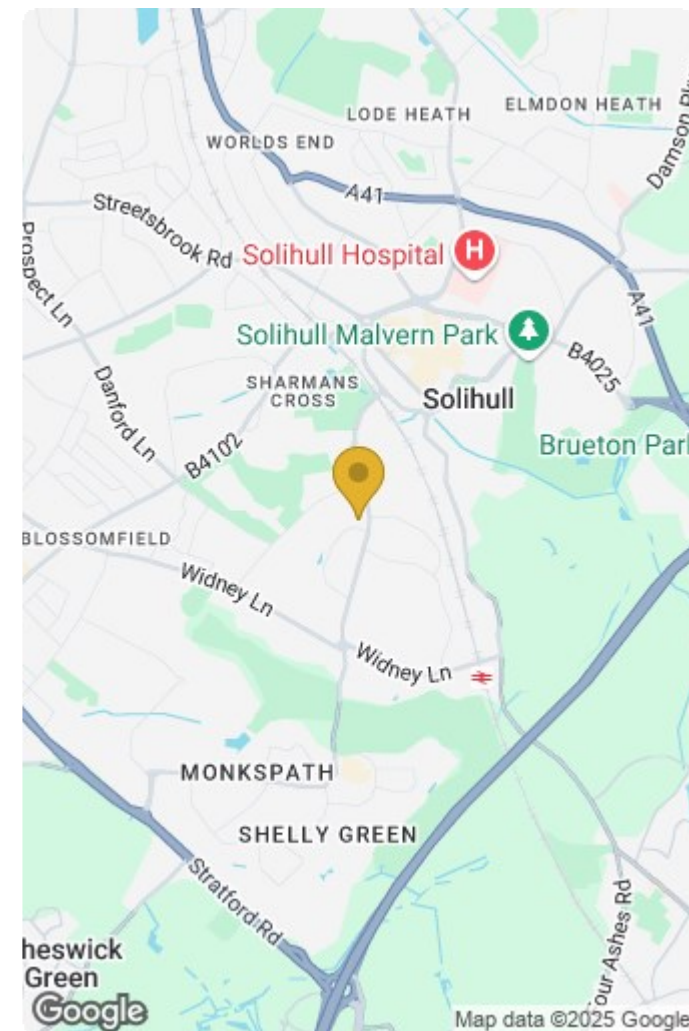








Total area: approx. 165.7 sq. metres (1783.3 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	