



smarthomes



- A Truly Wonderful Edwardian Family Home
- Five Bedrooms
- Three Reception Rooms
- Re-Fitted En-Suite Shower Room

Ashleigh Road, Solihull, West Midlands, B91 1AE

£925,000

A truly wonderful Edwardian three storey family home constructed in 1904 and situated in one of Solihull's most sought after locations within conservation. The property benefits from an abundance of original features and sympathetically modernised accommodation conducive for family living with five bedrooms, re-fitted en-suite shower room, re-fitted family bathroom, re-fitted enlarged kitchen, three spacious reception rooms, home office, guest WC, garage/utility area & mature South East facing rear garden. EPC Rating – 51. Council Tax Band - G

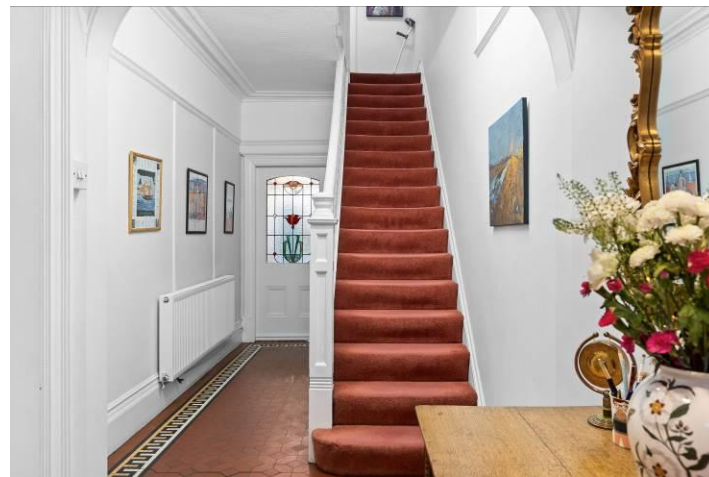


Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.

This handsome property is set back from the road behind a tarmac driveway providing off road parking extending to double garage doors and period storm porch with feature tulip leaded obscure glazed front door leading through to





Welcoming Reception Hall

With feature archway, picture rail, decorative coving to ceiling, Mint on flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and feature glazed doors leading through to



Dining Room to Front

17' 5" x 14' 10" (5.31m x 4.52m) Having decorative archways, seven sided bay window with fitted window seat to front elevation, feature windows to side, ceiling light point with ceiling rose, decorative coving to ceiling, picture rail, radiator, stripped timber flooring and brick fireplace with quarry tiled mantle



Spacious Lounge to Rear

17' 11" x 15' 10" (5.46m x 4.83m) Having decorative archways framing bay windows to rear incorporating French doors leading out to the rear garden and original fire surround with crackle fire-glazed tiling and inset gas fire, stripped timber flooring, two radiators, decorative coving to ceiling, picture rail, ceiling light point with ceiling rose and feature tulip leaded coloured window to rear

Breakfast Room

12' 7" x 11' 0" (3.84m x 3.35m) With quarry tiled flooring, built-in larder unit to chimney, feature window to side, ceiling light point, radiator and doorway leading through to

Re-Fitted Enlarged Kitchen

16' 0" x 9' 7" (4.88m x 2.92m) Being fitted with an attractive range of bespoke handmade wall, drawer and base units with complementary Corian work surfaces, inset sink with mixer tap, tiling to splashback areas, four ring ceramic hob with extractor canopy over, inset eye-level oven and grill, integrated dishwasher, radiator, ceiling light points, windows to side, quarry tiled flooring, original door to utility/garage area and part glazed door leading through to

Home Office/Study to Rear

7' 11" x 5' 11" (2.41m x 1.8m) With window over-looking rear garden, radiator and ceiling light point

Guest WC

With low flush WC, floating wash hand basin, complimentary tiling to water prone areas, quarry tiled flooring, original obscure sash window to side, decorative plate rail and ceiling light point

Accommodation on the First Floor

Gallery Landing

With stairs leading to the second floor accommodation, picture rail, ceiling light point, useful built-in storage cupboard, decorative coving to ceiling and doors leading off to

Bedroom One to Front

13' 1" x 13' 0" (3.99m x 3.96m) With feature windows to front elevation, radiator, original fire surround with fire-glazed tiled hearth, ceiling light point, decorative coving to ceiling, picture rail, fitted wardrobes with mirrored doors and door leading into

En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; shower enclosure with electric shower, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, obscure window to front and ladder style radiator

Bedroom Two to Rear

12' 9" x 15' 1" (3.89m x 4.6m) With feature windows to rear elevation, decorative archway, radiator, decorative coving to ceiling, picture rail and ceiling light points

Bedroom Three

14' 9" x 10' 11" (4.5m x 3.33m) With original sash windows to side elevation, decorative coving to ceiling, picture rail, ceiling light point, radiator and vanity sink with tiling to splashback

Re-Fitted Family Bathroom

6' 10" x 9' 4" (2.08m x 2.84m) Being fitted with a three piece white suite comprising; feature free-standing bath with centralised taps and thermostatic shower over, low flush WC and pedestal wash hand basin, with tiling to water prone areas, tiled flooring, obscure windows to front and side, radiator and ceiling light point

Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to

Bedroom Four to Front

17' 3" max x 14' 8" max (5.26m x 4.47m)
With window to front, Velux window to side, ceiling light point and radiator

Bedroom Five to Rear

16' 0" x 14' 8" max (4.88m x 4.47m) With window to rear elevation, ceiling light point and radiator





Utility Area/Garage

40' 3" x 9' 0" (12.27m x 2.74m) With double garage doors to driveway, fitted wall and base units, sink and drainer unit, space and plumbing for washing machine, space for fridge and freezer, wall mounted Worcester boiler, Birmingham blue brick flooring and door to rear garden

Mature South East Facing Rear Garden

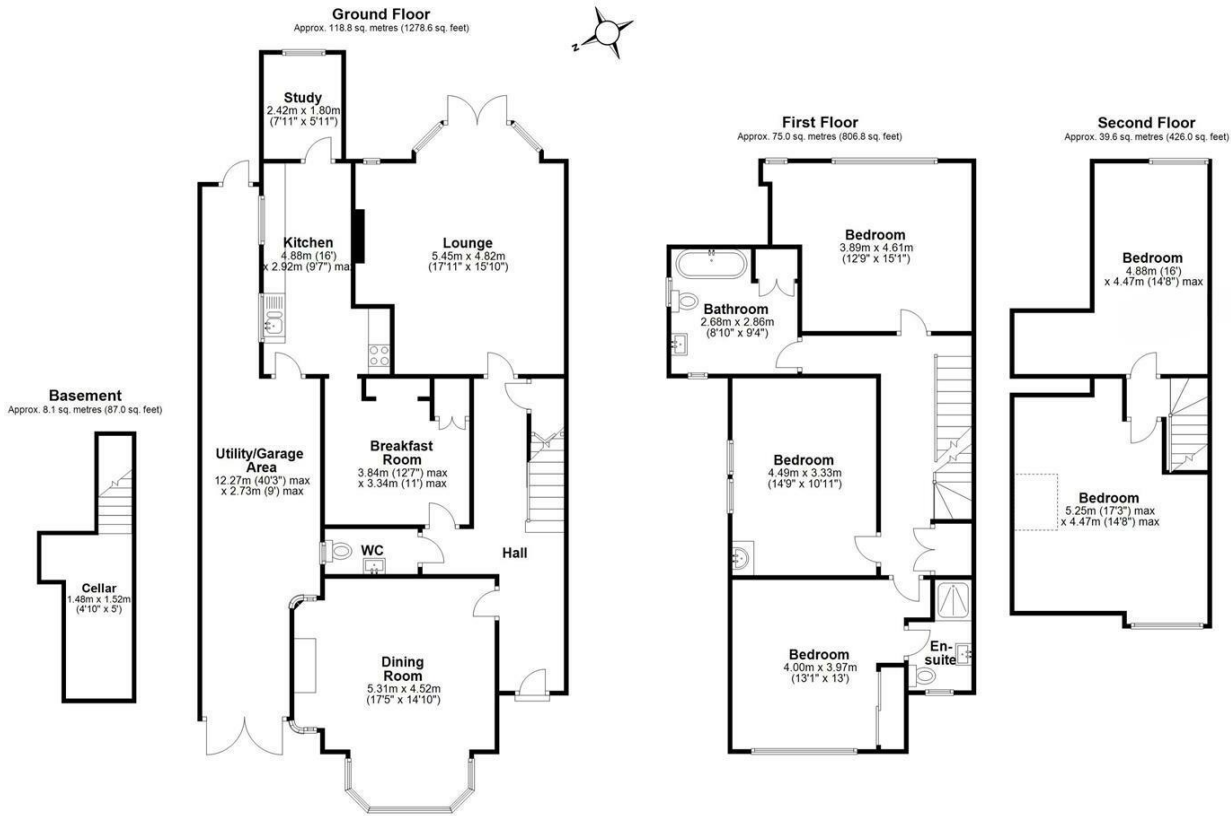
With crazy paved patio area, feature steps, ornamental pond, substantial lawned area, timber storage shed, well stocked shrub borders and a range of mature trees and shrubs

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - G







Total area: approx. 241.4 sq. metres (2598.4 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement. Plan produced using PlanUp.



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