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- A Unique Detached Three Storey Family Home
- Stunning Countryside Views
- Four Double Bedrooms
- Dressing Room & Luxury Duravit En-Suite Shower

## Lake Drive, Tidbury Green, Solihull, B90 1PY

£825,000

Smart Homes are delighted to showcase this contemporary architect designed two storey detached family home situated within an exclusive development with open countryside views. Offering spacious accommodation comprising an open plan family living/dining Siematic kitchen with floor to ceiling glazing, spacious lounge with mezzanine study, utility room, guest W.C, four good size bedrooms, dressing room, luxury Duravit en-suite shower room, luxury Duravit family bathroom, private sunken garden, detached garage, ample driveway parking and 8 years remaining on the builder's guarantee. Council Tax Band – G. EPC Rating – B.



## Property Description

The development is set well back from the main road and is accessed via an extensive tree lined driveway leading to the properties. There is attractive retaining fencing to perimeter, landscaped borders and a stone chipped driveway providing ample parking and access to the detached garage. Access to the property is gained via a composite door with double glazed windows to either side leading through to

### Entrance Hallway

With LED down lighters, feature tiled flooring with under-floor heating and doors leading off to



### Spacious Southerly Facing Lounge

26' 4" x 11' 5" (8.03m x 3.48m) Having feature floor to ceiling double glazed windows providing marvellous views over open fields, double glazed bi-fold doors with Juliet balcony, separate French doors leading to garden, LED down lights, feature vaulted ceiling and paddle staircase rising to



### **Mezzanine Study**

With glass balustrade, double glazed Velux windows, large storage cupboard and LED down lighters

### **Open Plan Living/Dining Kitchen**

25' 11" x 14' 5" (7.9m x 4.39m) Having fantastic floor to ceiling double glazed windows with central bi-fold doors leading to front garden, LED down lighters and feature tiled flooring with under floor heating. The luxury kitchen is fitted with an extensive handle-less range of base, wall and drawer units with Corian work surfaces over incorporating a sink and drainer unit with Quooker hot tap. Integrated Siemens appliances including a microwave oven and further oven, 4 ring induction hob with integrated extractor, 70/30 fridge/freezer and dishwasher. Central island with breakfast bar and quartz worktop and door leading to

### **Utility Room**

9' 4" x 8' 10" (2.84m x 2.69m) With space and plumbing for washing machine, space for tumble dryer, Worcester Bosch central heating boiler, double glazed window to side, work surface with bowl basin, fitted units, LED down lighters and feature tiled flooring

### **Guest W.C**

Being fitted with a Duravit white suite comprising wall mounted wash hand basin with vanity drawer and W.C. LED down lighters, feature tiled flooring, tiled splashbacks and Xpelair extractor

### **Lower Landing**

Being accessed via the hallway with feature staircase, LED down lighters, mains smoke alarm, under floor heating and doors off to

### **Master Bedroom**

12' 9" x 11' 3" (3.89m x 3.43m) With LED down lighters, under floor heating, double glazed window and door leading out to lower garden terrace and door leading into

### **Dressing Room**

8' 8" x 6' 0" (2.64m x 1.83m) With LED down lighters, space for wardrobes and door leading into

### **Luxury Duravit En-Suite Shower Room**

Being fitted with a luxury white Duravit suite comprising of a large walk in shower with Hansgrohe overhead monsoon soaker, double vanity wash hand basin and a low flush W.C. Heated towel rail, feature tiling to full height and floor with under floor heating, illuminated mirror and LED ceiling spot lights

### **Bedroom Two**

12' 8" x 11' 1" (3.86m x 3.38m) With double glazed window and door leading to paved terrace, LED down lighters and under floor heating

### **Bedroom Three**

14' 4" max x 12' 8" max (4.37m max x 3.86m max) With double glazed window and door to outer patio area, LED down lights and under floor heating

### **Bedroom Four**

12' 6" x 12' 1" max (3.81m x 3.68m max) With double glazed window and door to lower garden area, LED down lights and under floor heating

### **Luxury Duravit Family Bathroom**

Being fitted with a luxury white Duravit suite comprising of a bathtub with Hansgrohe shower attachment, large walk in shower with Hansgrohe overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, feature tiling to full height and floor with under floor heating, illuminated mirror and LED ceiling spot lights



### **Detached Garage**

Having lights, power points, remote control roller shutter door and double glazed door leading to the rear garden

### **South/Westerly Facing Rear Garden**

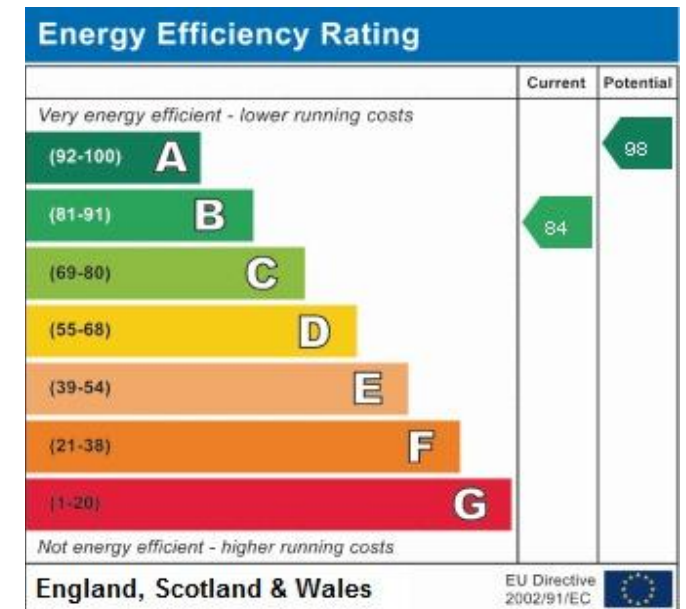
Having a laid lawn area, gated side passage, metal fenced boundaries with delighted views over open fields, external lighting, cold water tap, power points and porcelain steps leading down to a private sunken terrace being paving with power supply ready for additional hot tub



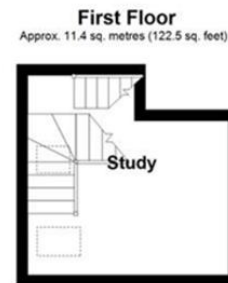
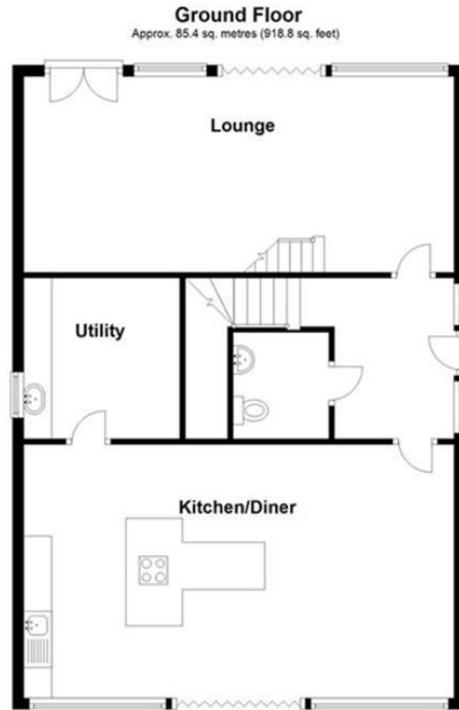
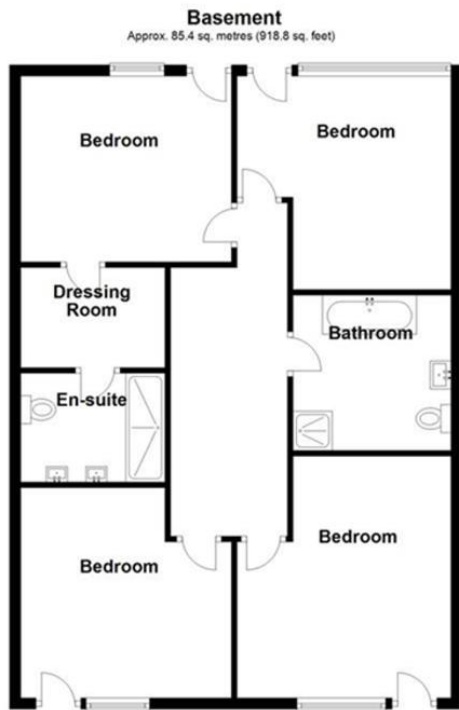


## Tenure

We are advised by the vendor that the property is freehold with an annual service charge of £1,200 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. Council tax band – G







Total area: approx. 182.1 sq. metres (1960.2 sq. feet)



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