



Grange Road Solihull

- A Spacious Three Storey Detached Family Home
- Situated Behind A Private Gated Driveway
- Five Bedrooms
- Three En Suites & Family Bathroom
- Three Reception Rooms
- South Facing Rear Garden
- NO UPWARD CHAIN

Offers Over £1,100,000

Current EPC Rating 74 (C)
Current Council Tax Band G





Property Description

A spacious three storey detached family home set behind a private gated driveway and offering five bedrooms, three en-suites, family bathroom, three reception rooms, superb dining kitchen, utility room, guest WC, south facing rear garden, double garage and driveway parking

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.



Rooms & Measurements

Spacious & Welcoming Entrance Hall

Home Office to Front - 3.15m x 2.31m (10'4" x 7'7")

Lounge to Front - 4.95m x 3.73m (16'3" x 12'3")

Dining Room to Rear - 3.73m x 2.92m (12'3" x 9'7")

Superb Dining Kitchen to Rear - 5.51m x 6.22m (18'1" (max) / 11' 7" (min) x 20'5" (max)

Utility Room - 2.03m x 1.85m (6'8" x 6'1")

Guest WC - 1.85m x 0.84m (6'1" x 2'9")

Dual Aspect Master Bedroom to Front - 6.2m x 3.78m (20'4" (max) x 12'5" (max)

Walk-In Wardrobe - 1.65m x 1.3m (5'5" x 4'3")

Spacious Four Piece En Suite Bathroom to Rear - 3.76m x 1.73m (12'4" (into shower) x 5'8")

Bedroom Two to Rear - 4.7m x 3.45m (15'5" x 11'4")

Walk-In-Wardrobe - 1.3m x 0.97m (4'3" x 3'2")

En Suite Shower Room - 2.13m x 1.3m (7'0" x 4'3")

Bedroom Three to Front - 3.2m x 3.45m (10'6" x 11'4")

En Suite Shower Room - 2.51m x 1.07m (8'3" (into shower) x 3'6")

Dual Aspect Bedroom Four - 4.88m x 3.96m (16'0" x 13'0")

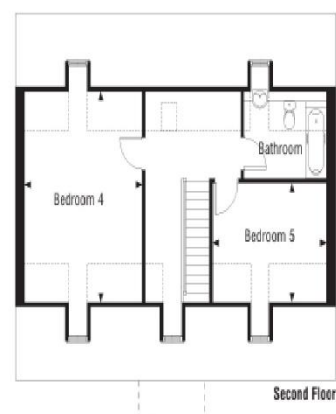
Bedroom Five to Front - 3.76m x 2.67m (12'4" x 8'9")

Family Bathroom to Rear - 2.67m x 1.52m (8'9" x 5'0")

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by vendor. Current council tax band – G



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.