



Fulford Hall Road, Tidbury Green

GUIDE PRICE £625,000

Hawkins & Patterson
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Fulford Hall Road, Tidbury Green

A very spacious four bedroom detached domer bungalow. Situated in a delightful location, requiring modernisation. Ideal project or development STPP.

This deceptively spacious detached bungalow is situated in a very popular location on the border of Solihull and Earlswood. Witlocks End train station is within walking distance of the property with train services to Birmingham and Stratford-upon-Avon. There is easy road access to the Alcester Road and M42 motorway, which forms the hub of the motorway network. Excellent shopping facilities can be found in the local town centres of Solihull, Shirley and Redditch. The beautiful Ealswood lake and craft centre are minutes away offer pleasant walks around the 22 acres reservoirs. Set back from the road behind a deep driveway with lawned foregarden, flower beds and matured trees. Access is gained via a double glazed door leading to;

ENCLOSED PORCH

Double glazed window to front and door to;

RECEPTION HALL

Stairs off to the first floor, radiator and doors off to;

LOUNGE

Stone fireplace, radiator sliding door to;

CONSERVATORY

Double glazed french doors with side windows to the rear garden, radiator, door to garage and door to kitchen.





KITCHEN / DINING ROOM

Feature AGA, fitted base, wall and drawer units, roll top work surfaces, sink drainer, tiled splashbacks, double glazed window overlooking the rear garden, tiled floor (to kitchen area) Double glazed window to side, cupboard, radiator and door to the reception hall.

INNER HALL

leading from the main hall with doors off to bedrooms, study and bathroom.

BEDROOM ONE

Double glazed window to front and radiator.

BEDROOM TWO

Double glazed window to front and radiator.

STUDY

Fitted shelving, radiator, built in cupboard and double glazed window to side.

BATHROOM

Whisper grey coloured suite, WC, pedestal wash basin, corner bath with shower over, tiled splashbacks, window to side and radiator.

SHOWER ROOM

White suite with WC, pedestal wash basin, double shower cubicle, tiled splashbacks and flooring, radiator and window to side.





LANDING

Approached from the reception hall, doors to;

BEDROOM THREE

Double glazed domer window to side, radiator, built in cupboard and further cupboard with additional door to loft space.

ENSUITE WC

Window to side, WC and pedestal wash basin.

BEDROOM FOUR

Double glazed domer window to front, radiator and storage into the eaves space.

LARGE REAR GARDEN

An established and secluded rear garden with hedged and fenced boundaries.

EPC BAND E.

Council Tax. E Solihull Metropolitan Borough Council.



Approx Gross Internal Area
181 sq m / 1945 sq ft



Ground Floor
Approx 137 sq m / 1479 sq ft

First Floor
Approx 43 sq m / 466 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.