

# Inchford Road, Solihull B92 9QD



## welcome to

# Inchford Road, Solihull

Shipways are delighted to offer an impressive, extended four bedroom detached property, nestled on a tranquil road in the sought after area of Solihull. The property boasts ample amount of space with scope to amend (STPP), making it the ideal family home.

#### Agent Note

The Council Tax Band is E.

#### **Entrance Porch**

Obscure double glazed door to front. Double glazed windows to front and side.

#### **Entrance Hall**

Obscure double glazed door to front. Central heating radiator.

#### **Guest Wc**

Obscure double glazed window to front. Low level toilet, hand wash basin with vanity unit. Tiling to splash prone areas and central heating radiator.

#### Lounge-Diner

27' 8" plus door recess x 11' 7" (8.43m plus door recess x 3.53m )

Double glazed window to front and double glazed sliding door to rear. Central heating radiator and gas fire.

#### Kitchen

#### 18' 1" x 9' 1" ( 5.51m x 2.77m )

Double glazed window to rear. A range of wall and base units with sink and drainer. Integrated appliances (double oven, fridge & dishwasher). Gas hob with extractor hood over. Access to storage cupboard, central heating radiator and tiling to splash prone areas.

#### Snug

15' 2" plus door recess x 7' 1" ( 4.62m plus door recess x 2.16m )

Double glazed door to rear and double glazed window to side. Central heating radiator.

#### Landing

Access to loft and storage cupboard.

#### **Bedroom One**

13' 7" x 11' 10" max ( 4.14m x 3.61m max ) Two double glazed windows to rear. Central heating radiator and fitted wardrobe.

#### Ensuite

Obscure double glazed window to side. Low level toilet, hand wash basin with pedestal and roll top bath. Heated towel rail and tiling to splash prone areas.

#### **Bedroom Two**

16' 9" x 9' 6" ( 5.11m x 2.90m ) Two double glazed windows to front. Two central heating radiators.

#### **Shower Room**

Shower cubicle and hand wash basin with vanity unit. Tiling to splash prone areas.

#### **Bedroom Three**

12' x 11' 10" (  $3.66m\ x\ 3.61m$  ) Double glazed window to rear. Central heating radiator and fitted wardrobe.

#### **Bedroom Four**

12' 6" x 9'  $(3.81m \times 2.74m)$ Double glazed window to front. Central heating radiator and fitted wardrobe.

#### Bathroom

Obscure double glazed window to side. Low level toilet, hand wash basin with pedestal and bath with screen and wall mounted shower over. Heated towel rail and tiling to splash prone areas.

**Front Garden** 







Laid lawn and access to storage cupboard.

#### **Rear Garden**

Patio area with laid lawn. Space for shed.

#### Outbuilding

24' 4" plus door recess x 4' 10" plus door recess ( 7.42m plus door recess x 1.47m plus door recess ) Double glazed window to side and door to side. A range of wall and base units with sink and drainer. Integrated appliance (washing machine). Two electric heaters.

#### Garage

16' 5" x 7' 10" ( $5.00m \times 2.39m$ ) Up-and-over door to front. Space for free standing appliances (washing machine/tumble drier).

Parking

Off road parking for multiple vehicles.







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# Inchford Road, Solihull

- A WELL PRESENTED FOUR BEDROOM DETACHED
- SNUG/SECOND RECEPTION ROOM/STUDY SPACE ON GROUND FLOOR
- ENSUITE TO MASTER BEDROOM
- SHOWER ROOM TO SECOND BEDROOM
- UTILITY/OUTBUILDING OFFERING VERSATILE USE

Tenure: Freehold EPC Rating: C

offers in the region of

£585,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: SLY111285 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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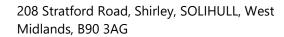
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