



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 x 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 x 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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welcome to

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

Council Tax Band: E

offers in the region of

£573,000



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 - 0008

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