



Welcombe Grove, Solihull

Offers Around £900,000

- PORCH & HALLWAY
- DUAL ASPECT LOUNGE
- STUDY & GARDEN ROOM
- FIVE DOUBLE BEDROOMS
- DOUBLE GARAGE & DRIVEWAY
- GUEST CLOAKS WC
- DINING ROOM & BREAKFAST ROOM
- KITCHEN & UTILITY
- TWO EN SUITES & BATHROOM
- REAR GARDEN

Welcombe Grove is located just off Alderbrook Road which is renowned for being one of the most sought after locations to live in Solihull. Comprising of luxury properties both traditional and modern it leads off Blossomfield Road. Blossomfield Road is one of the main arterial roads leading into the town centre of Solihull which has a thriving business community and its own main line London to Birmingham railway station opposite which is Tudor Grange Park and leisure centre and Solihull College.

Along Blossomfield Road are excellent school campuses and regular bus services operate towards Solihull and out towards the A34 Stratford Road in Shirley giving access to the city centre of Birmingham. Travelling away from Birmingham along the A34 one will come to junction 4 of the M42 motorway and at junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This substantial family home is situated at the head of the cul-de-sac and offers well proportioned accommodation that has been extended and improved since its original construction and offers versatile living accommodation with the additional benefit of extra extension potential (subject to planning permissions) or indeed the reconfiguration of the current accommodation to 'open up' some of the living space for the buyer seeking a more contemporary living space.

Set back from the road behind a front tarmac and block set driveway which provides parking for a number of vehicles and leads in turn to a UPVC double glazed door which opens to the

PORCH ENTRANCE

Having UPVC double glazed windows to the front and side, ceiling spot light and door opening to the

RECEPTION HALLWAY



Having staircase rising to the first floor accommodation, ceiling light point, central heating radiator and doors opening to the lounge, dining room, utility room and

GUEST CLOAKS WC



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, pedestal wash hand basin and low level WC

DUAL ASPECT LOUNGE

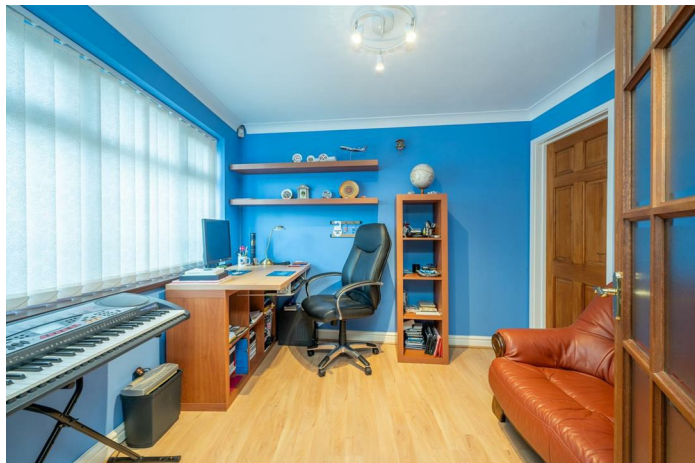
23'7" max into bay x 13'4" (7.19m max into bay x 4.06m)



Having UPVC double glazed bay window to the front, UPVC double glazed French style door opening to the rear garden, two ceiling light points, two wall light points, two central heating radiators, feature Adams style fire surround and door opening to the

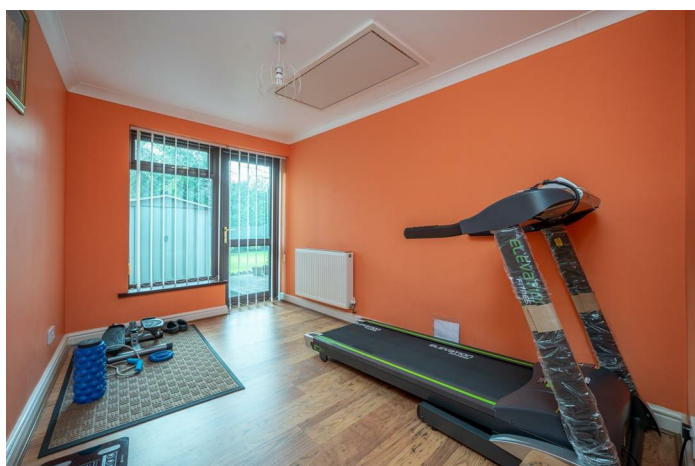


STUDY
9'10" x 9'7" max (3.00m x 2.92m max)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, laminate wooden flooring and door opening to the

GARDEN ROOM
11'3" x 8'4" max (3.43m x 2.54m max)



Having UPVC double glazed French style door and window to the rear garden, ceiling light point, central heating radiator, laminate wooden flooring and drop down loft hatch access with ladder to the loft space

DINING ROOM
11'0" x 11'0" (3.35m x 3.35m)



Having UPVC double glazed French style door to the rear garden, ceiling light point, understairs recess with wall light point, central heating radiator and door opening to the

BREAKFAST ROOM
16'4" x 8'10" max (4.98m x 2.69m max)



Having two UPVC double glazed windows to the side, ceiling light point, two central heating radiators and doors opening to the utility room and

KITCHEN
13'6" x 9'1" (4.11m x 2.77m)



Having UPVC double glazed window to the rear and UPVC double glazed door to the side, tiled flooring, wall and base mounted storage units with concealed lighting over, range style oven with extractor canopy over, integrated dishwasher, full height appliance space, under work surface appliance space and peninsular breakfast bar

UTILITY ROOM
7'10" x 5'2" (2.39m x 1.57m)



Having part UPVC double glazed door to the side, central

heating radiator, ceiling light point, wall and base mounted storage units with work surfaces over having inset and sink and drainer, space and plumbing for automatic washing machine

FIRST FLOOR LANDING



Having ceiling light point, loft hatch access and doors off to five bedrooms and family bathroom

BEDROOM ONE

16'0" into rear of fitted wardrobes x 10'5" overall (4.88m into rear of fitted wardrobes x 3.18m overall)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator, fitted wardrobes and door opening to the

EN SUITE SHOWER ROOM



Having UPVC double glazed window to the front, ceiling light point, full height wall tiling, central heating radiator, corner shower enclosure, pedestal wash hand basin and low level WC

BEDROOM TWO

15'0" x 12'1" + door recess (4.57m x 3.68m + door recess)



Having UPVC double glazed window to the front, ceiling light point, wardrobe, central heating radiator and lobby area with door opening to the

EN SUITE SHOWER ROOM



Having ceiling light point, recessed shower cubicle with glazed door and mixer shower attachment, pedestal wash hand basin and low level WC

BEDROOM THREE

11'5" x 11'1" (3.48m x 3.38m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM FOUR

11'0" x 8'0" (3.35m x 2.44m)



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

BEDROOM FIVE

11'1" max x 9'0" max (3.38m max x 2.74m max)

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and built in wardrobe

FAMILY BATHROOM



Having UPVC double glazed window to the side, ceiling light point, central heating radiator, full height wall tiling, panelled bath, pedestal wash hand basin and low level WC

OUTSIDE

REAR GARDEN

Having paved patio area with partial pergola over, gated side access, bordered lawn, shed, fenced surround and door opening to the



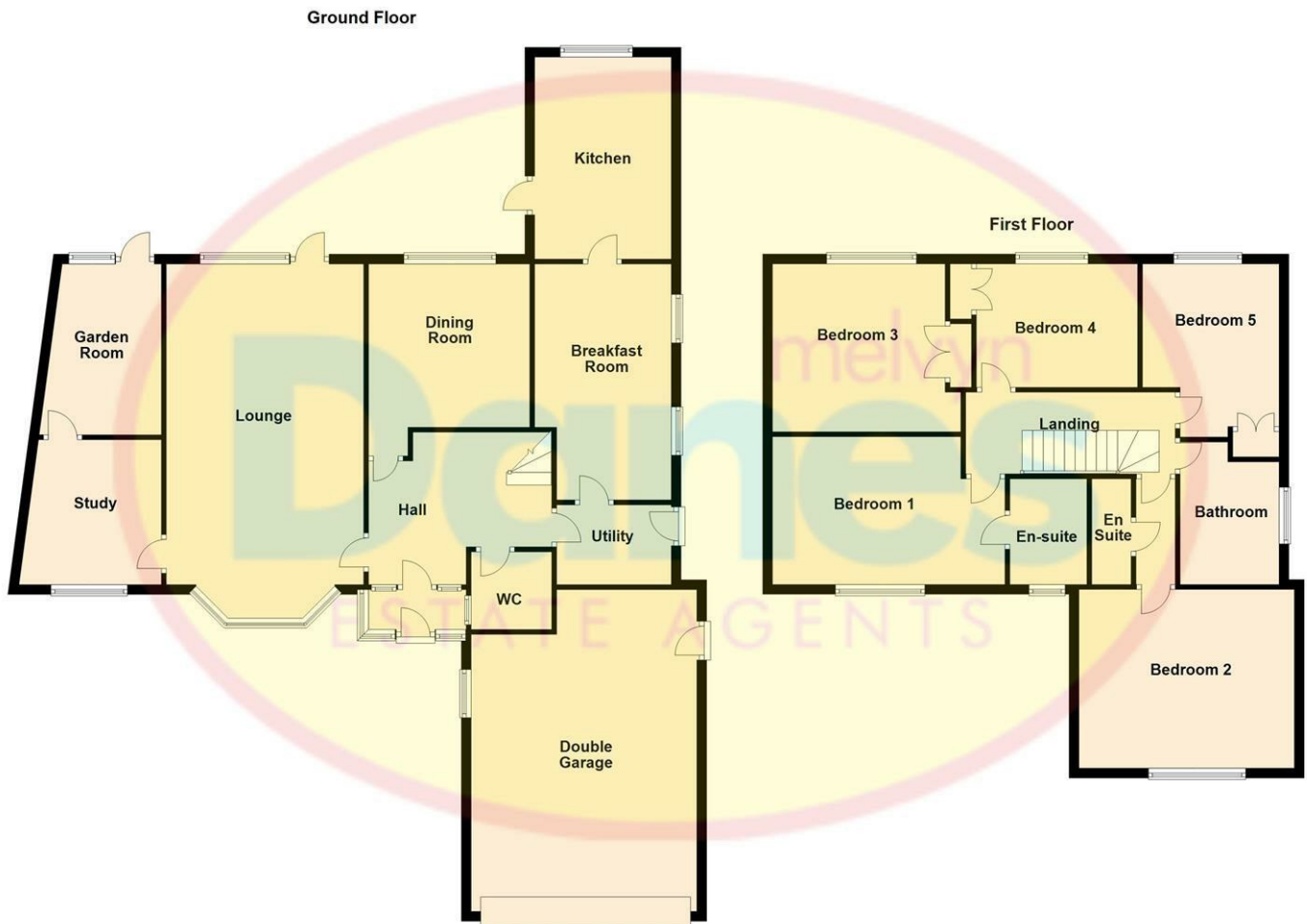
DOUBLE GARAGE

21'10" max x 15'3" max (6.65m max x 4.65m max)

Having UPVC double glazed window to the side, wall mounted central heating boiler, light, power, storage units and electric remote control operated door opening to the front driveway

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



TENURE

We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

COUNCIL TAX - Band G

VIEWING

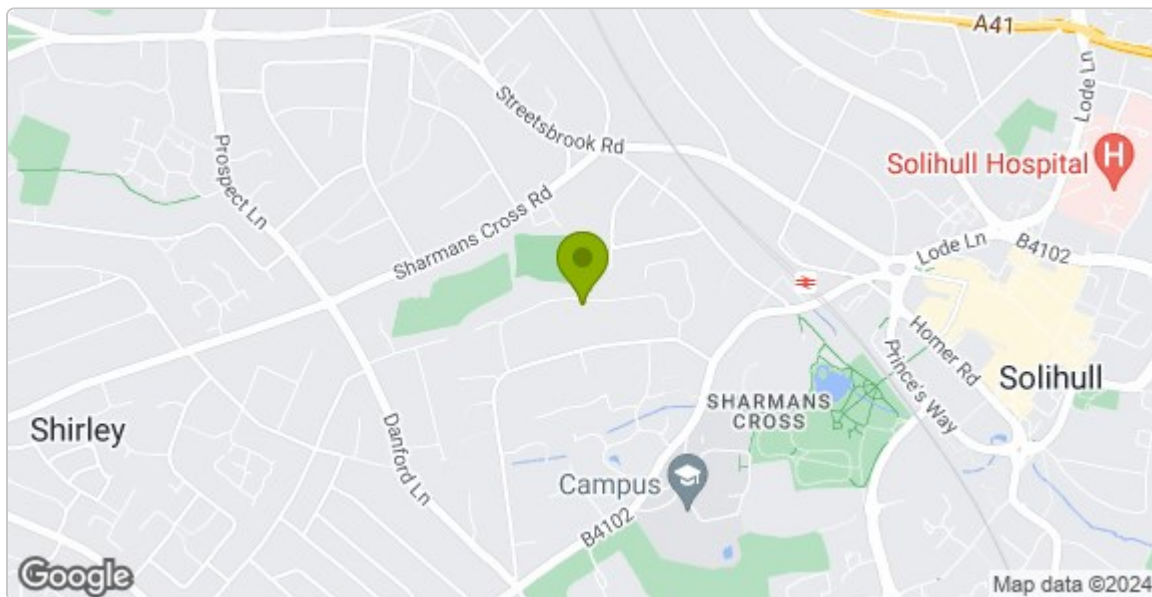
By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**32 Welcombe Grove
Solihull Solihull B91 1PD**

Council Tax Band: G

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	