



Alderminster Road, Solihull

Asking Price £580,000

- DETACHED
- EN-SUITE TO PRINCIPLE BEDROOM
- TWO RECEPTION ROOMS
- TUDOR GRANGE CATCHMENT
- FOUR BEDROOMS
- SINGLE GARAGE
- GENEROUS GARDEN
- TASTEFULLY DECORATED

Alderminster Road is one of the main side road through Hillfield linking Monkspath Hall Road and Widney Lane. Via Widney Manor Road, you are lead into the town centre of Solihull benefitting from 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.

Within walking distance of the property is Widney Manor Railway Station providing local services adjacent to which is Widney Manor golf course.

Schooling is renowned for its good schooling this property benefits from being located within the Tudor Grange catchment; one of the most requested secondary schools in Solihull.

An ideal location therefore for this superbly presented detached house which enjoys an enviable position sitting back from the road behind a tarmac driveway which is flanked by a lawned fore garden.

RECEPTION HALL

Access via covered composite front door into reception hall allowing access to WC cloaks room, living room, dining room, kitchen and the first floor.

LIVING ROOM

13 x 11'7 (3.96m x 3.53m)



A large living room with large bay window to front elevation and picture window to side elevation. Having an attractive electric fire place with stone effect surround, wall mounted lighting and wall mounted radiator.

DINING ROOM

8'09 x 9'07 (2.67m x 2.92m)



A tastefully decorated room with French doors onto rear garden. With wall mounted lighting and wall mounted radiator.

KITCHEN

11'07 x 9'07 (3.53m x 2.92m)



A well fitted kitchen with a range of wall mounted and base units. with complementary roll top work surfaces. Having a large window to rear elevation and a range of fitted fixtures and appliances including 1.5 bowl sink with mixer tap, electric double oven with gas hob, extractor and dishwasher. With door leading through to utility. Wall mounted radiator and central ceiling lights.

UTILITY

6'09 x 4'10 (2.06m x 1.47m)

Fitted utility with sink with mixer tap. Wall and base units with plumbing and space for washing machine and dryer with door onto side passage central ceiling light.

WC

Fitted with wash basin and toilet with window to front elevation.

BEDROOM ONE
11'11 11'08 (3.63m 3.56m)



An excellent double principle bedroom with fitted en-suite and a bank of fitted wardrobes. With window to front elevation, wall mounted radiator and central ceiling light.

EN-SUITE
4'08 x 6'09 (1.42m x 2.06m)



A fitted en-suite with shower and cubicle, wash basin and toilet. With window to side elevation.

BEDROOM TWO
9'11 x 9'10 (3.02m x 3.00m)



Another double room with fitted wardrobes and a window to the rear elevation, with central ceiling light and wall mounted radiator.

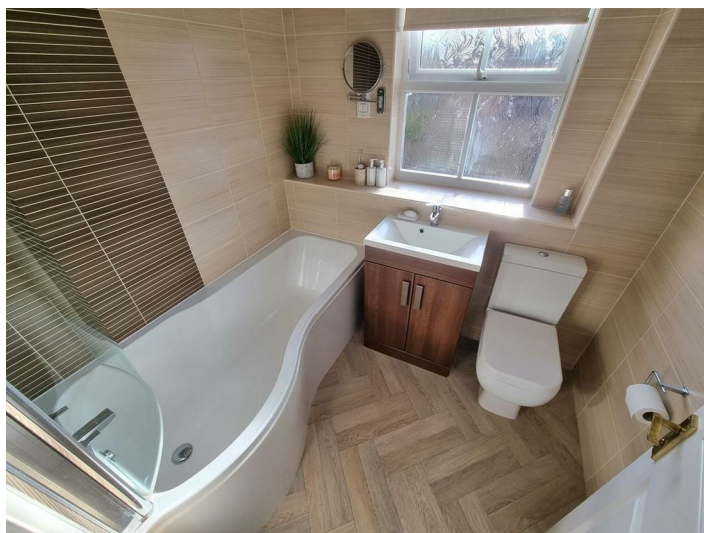
BEDROOM THREE
11'04 max x 9'05 (3.45m max x 2.87m)

Double room with window to rear elevation and access into eaves storage. With central ceiling light and wall mounted radiator.

BEDROOM FOUR
11'04 x 6'11 (3.45m x 2.11m)

A single room currently used as a study with window to front elevation, wall mounted radiator and central ceiling light.

FAMILY BATHROOM
6'08 x 6'01 (2.03m x 1.85m)



A tastefully fitted bathroom with bath and shower over, wash basin and toilet with window to rear elevation. Having wall mounted heated towel rail and central ceiling light.

GARAGE
17'01 x 8'02 (5.21m x 2.49m)

A single integral garage with up and over door with UPVC door to the rear garden. With Power and lighting.

OUTSIDE

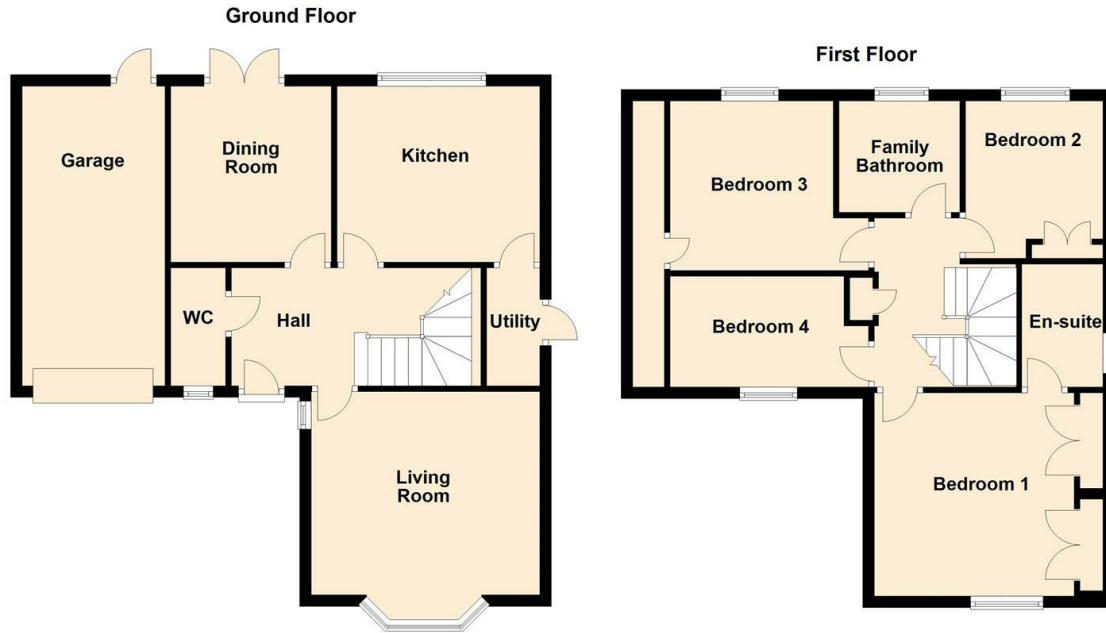


To the front we have a good sized tarmac drive way allowing parking for numerous vehicles with a lawned side garden bordered by shrubs. To the rear we have a good sized private garden mainly laid to lawn with various seating/patio areas and a garden shed.



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.

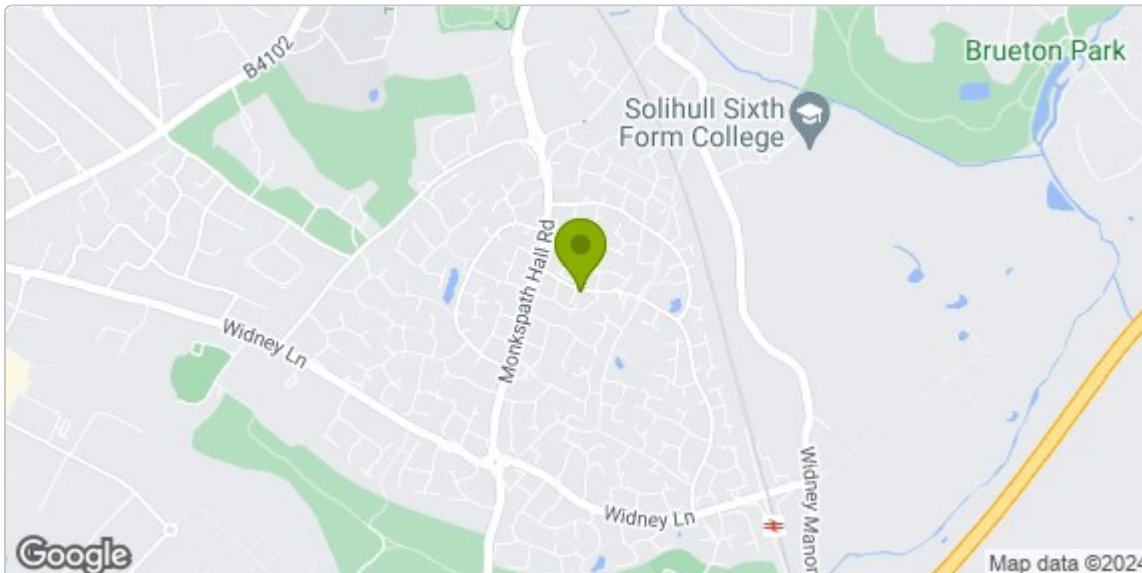


TENURE: We are advised that the property is Freehold.

VIEWING: By appointment only with the office on the number below.
0121 711 1712

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

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 will be no delay in agreeing the sale.



Full Postal Address:
47 Alderminster Road Solihull
Solihull B91 3GL

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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