



# Aylesmore Close, Solihull

## Asking Price £550,000

- LINK DETACHED
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- THREE RECEPTION ROOMS
- EN-SUITE TO PRINCIPLE BEDROOM
- EXTENDED
- IMMACULATELY AND STYLISHLY PRESENTED

Aylesmore Close is sited just off Woodshires Way which in turn joins St Bernards Road. St Bernards Road is a conservation area and beautifully tree lined. St Bernards Road leads to the A41 Warwick Road, one of the main arterial roads leading into the town centre of Solihull. Here one will find Olton Railway Station with commuter services to Birmingham and beyond and nearby shops will be found in Olton Hollow along with Dovehouse parade having a good selection of retailers.

Frequent bus services operate along the A41 Warwick Road leading into the town centre or in the opposite direction, via Acocks Green, to the city centre of Birmingham.

Solihull town centre has a thriving business community and also has its own main line London to Birmingham railway station as well as a good selection of parks, schools and leisure centres.

This property is set in a cul de sac position and is set back from the road behind driveway parking leading up to an open porch entrance.

### **ENTRANCE HALL**

A bright entrance hall allowing access into the kitchen dining room, living room, cloaks room/utility area, under stair storage and the first floor. With ceiling light and wall mounted radiator.

### **CLOAK/UTILITY ROOM** **8'11" x 4'10" (2.730 x 1.487)**

A fitted cloaks room and utility space with toilet, wash basin, built in storage, space and plumbing for washer and dryer with airing/hanging space. Having window to the front elevation, ceiling light and wall mounted radiator.

### **LIVING ROOM** **10'5" x 23'8" (3.197 x 7.217)**



A stunning extended living room with double aspect windows to the rear elevation over looking the attractive garden. Having an oversized roof lantern with electric sun blind, ceiling light and wall mounted radiator.

### **OPEN PLAN KITCHEN/DINING ROOM** **11'0" x 27'8" (3.374 x 8.436)**



An open plan front to back room that has been beautifully fitted and offers a stylish living and entertaining space. With a fully fitted kitchen with a range of wall mounted and base units with quartz worktop over. Having a range of integrated appliances including fridge/freezer, dishwasher, double electric oven, induction hob with counter top extractor, double stainless steel sink with mixer tap, led spot lighting, drop down feature lighting and wall mounted tower radiators. Having a double aspect with a window to the front elevation and French doors onto the rear elevation. With open arch to snug/second living room and a door into the study/hobby room.

### **SECOND SITTING ROOM/SNUG** **15'11" x 8'8" (4.856 x 2.659)**



A delightful occasional room with French doors opening onto the rear elevation, ceiling light and wall mounted radiator.

### **OFFICE/HOBBY ROOM** **8'8" x 15'2" (2.659 x 4.625)**

A good sized study/hobby room with window to the front elevation, fitted storage, ceiling light and wall mounted radiator.

**BEDROOM ONE**  
**9'0" x 22'1" (2.767 x 6.743)**



A lovely double room with a bank of fitted wardrobes and access into the En-suite shower room. Having double aspect windows to the front elevation ceiling light and wall mounted radiator.

**EN-SUITE**  
**6'2" x 9'6" (1.897 x 2.912)**

A fully fitted en-suite with a stylish finish. Having walk in shower cubicle with thermostatic shower, toilet and wash basin with vanity storage. With heated towel rail, extractor and ceiling lights.

**BEDROOM TWO**  
**10'3" x 12'0" (3.141 x 3.682)**

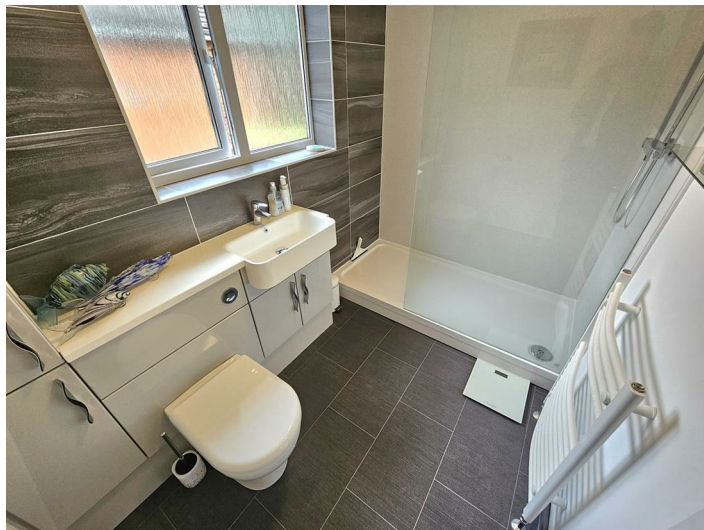


Another large double room with fitted wardrobes, window to the rear elevation, ceiling light and wall mounted radiator.

**BEDROOM THREE**  
**9'2" x 12'9" (2.812 x 3.892)**

A stylish double room with built in wardrobes, window to rear elevation, ceiling light and wall mounted radiator.

**FAMILY SHOWER ROOM**  
**5'6" x 8'5" (1.687 x 2.572)**



A fully fitted family shower room with large walk in shower with glass screen, toilet and wash basin with vanity storage. Having a window to side elevation, heated towel rail and ceiling light.

**OUTSIDE**



With a large block paved drive way allowing parking for numerous vehicles, with planted fore garden leading to the accommodation. To the rear we have a private landscaped garden with two sandstone patio areas, raised mature planted borders and being mainly laid to lawn. Having side passage access 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.



### LOCATION

Leaving the town centre of Solihull via the A41 Warwick Road proceed past the Dovehouse parade of shops and under the railway bridge. Take the left hand turning into St Bernards Road, continue along St Bernards Road, take the second turning on the left into Mereside Way, first right into Marsland Road and first left into Aylesmore Close where the property will be found on the right hand side.

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

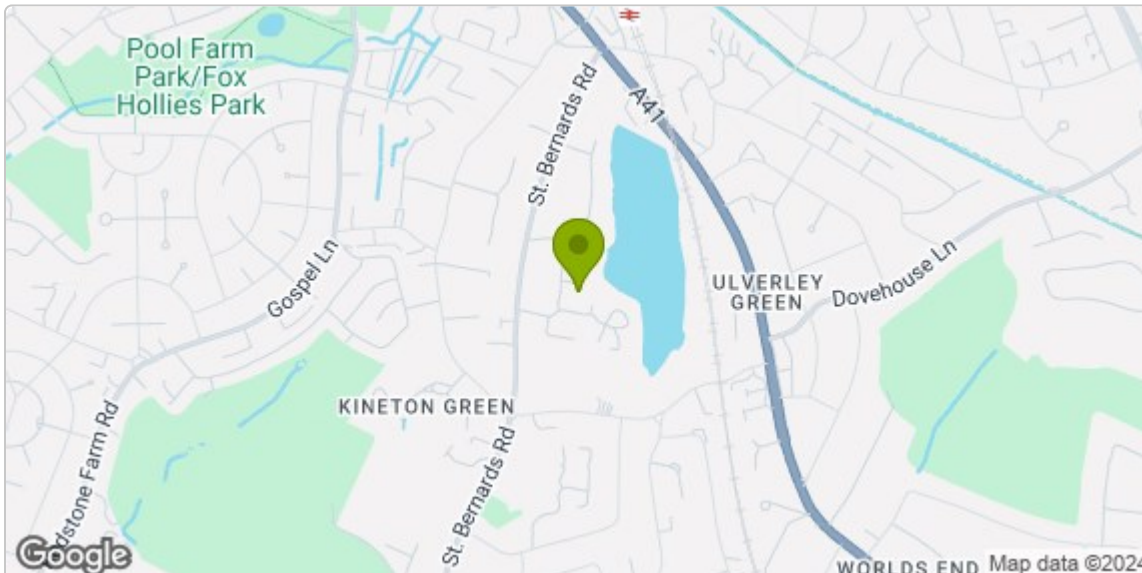
### VIEWING

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

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**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.



**Full Postal Address:**  
8 Aylesmore Close Solihull  
Solihull B92 7DA

**Council Tax Band:** F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	82
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	