



# Rosebriars, Majors Green

**Offers Around £645,000**

- WELCOMING RECEPTION HALLWAY
- LOUNGE & CONSERVATORY
- BREAKFAST KITCHEN
- FIVE BEDROOMS + BOX ROOM
- DOUBLE GARAGE & DRIVEWAY
- GUEST CLOAKS WC
- DINING ROOM & STUDY
- UTILITY ROOM
- EN SUITE & FAMILY BATHROOM
- REAR GARDEN

This impressive modern detached property forms part of this small cul-de-sac development built by Cala Homes in the mid 1990's and is located just off Haslucks Green Road in the Solihull hamlet of Majors Green; a semi rural and residential area bearing a Solihull postcode but rateable to Bromsgrove Council.

Shirley and Whitlocks End railway stations are both within walking distance giving access to Stratford Upon Avon and Birmingham City Centre.

There are local bus services which operate along Haslucks Green Road, providing access to the A34 Stratford Road in Shirley, where there are numerous shops and business premises, and travelling south along the A34 one will pass Cranmore/Widney/Monkspath Business Parks and on to the M42 motorway, which forms the hub of the national motorway network, and provides access at its junction with the A45 Coventry Road to the National Exhibition Centre and Birmingham International Airport and Railway Station.

The nearby town centre of Shirley offers useful shopping facilities; while the neighbouring villages of Hollywood and Wythall have local convenience stores.

An ideal location therefore for this deceptively spacious property which is set back from the road via a block edged tarmac driveway flanked by a lawned foregarden. A part double glazed front door with coach lamp point and canopy porch over opens into the

### WELCOMING RECEPTION HALLWAY



Having ceiling light point, central heating radiator, staircase rising to the first floor accommodation and doors opening to lounge, dining room, study, kitchen and guest cloaks WC

### GUEST CLOAKS WC

Having ceiling light point, central heating radiator, low level WC and wash hand basin

### LOUNGE 19'8" x 11'7" (5.99m x 3.53m )



Having UPVC double glazed window to the front, sliding double glazed patio style doors opening to the conservatory, two ceiling light points, two central heating radiators, feature 'Minster' style fireplace with inset living flame effect gas fire



### CONSERVATORY 12'10" max x 10'7" max (3.91m max x 3.23m max)



Having tiled flooring, ceiling light point and UPVC double glazed windows and double opening doors leading to the rear garden

**DINING ROOM**  
**10'4" max x 8'9" (3.15m max x 2.67m)**



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

**STUDY**  
**9'9" x 6'4" + door recess (2.97m x 1.93m + door recess )**



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

**BREAKFAST KITCHEN**  
**15'9" max x 15'4" max (8'0" min) (4.80m max x 4.67m max (2.44m min))**



Having UPVC double glazed window and sliding double glazed patio style doors to the rear garden, laminate wooden flooring, two ceiling light points, central heating

radiator, doors to the garage and utility room, space for breakfast table and being fitted with a range of modern wall and base mounted storage units with work surfaces over having inset sink and drainer, space for range style cooker with extractor canopy over and full height appliance space



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



Having UPVC double glazed door and window to the side, ceiling light point, central heating radiator and being fitted with wall and base mounted storage units with roll edged work surfaces over having inset sink and drainer, space for automatic washing machine and further appliance space

**INTEGRAL DOUBLE GARAGE**  
**17'8" max x 16'0" (5.38m max x 4.88m)**

Having two up and over doors to the front driveway, wall mounted central heating boiler, light and power

## GALLERIED LANDING



Having ceiling light point, UPVC double glazed window to the front aspect, central heating radiator, loft hatch with drop down ladder leading to part boarded loft with light, doors off to five bedrooms, box room, family bathroom and airing cupboard

## BOX ROOM

**6'11" max x 6'6" max (2.11m max x 1.98m max )**

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

## BEDROOM ONE

**13'10" x 11'4" (4.22m x 3.45m)**



Having UPVC double glazed window to the rear, ceiling light point, central heating radiator and door opening to the en suite

## EN SUITE BATHROOM WITH SHOWER



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator, panelled corner bath, tiled shower enclosure, twin vanity wash hand basins, low level WC and bidet

## BEDROOM TWO

**11'8" x 8'10" + door recess (3.56m x 2.69m + door recess )**



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

## BEDROOM THREE

**11'8" x 8'7" max (3.56m x 2.62m max)**



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

**BEDROOM FOUR**  
9'0" x 8'1" (2.74m x 2.46m)



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

**BEDROOM FIVE**  
9'0" x 8'0" (2.74m x 2.44m)



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

**FAMILY BATHROOM**



Having UPVC double glazed window to the front, two ceiling light points, central heating radiator, panelled bath, tiled shower enclosure, wall mounted wash hand basin and low level WC

**OUTSIDE**

**REAR GARDEN**



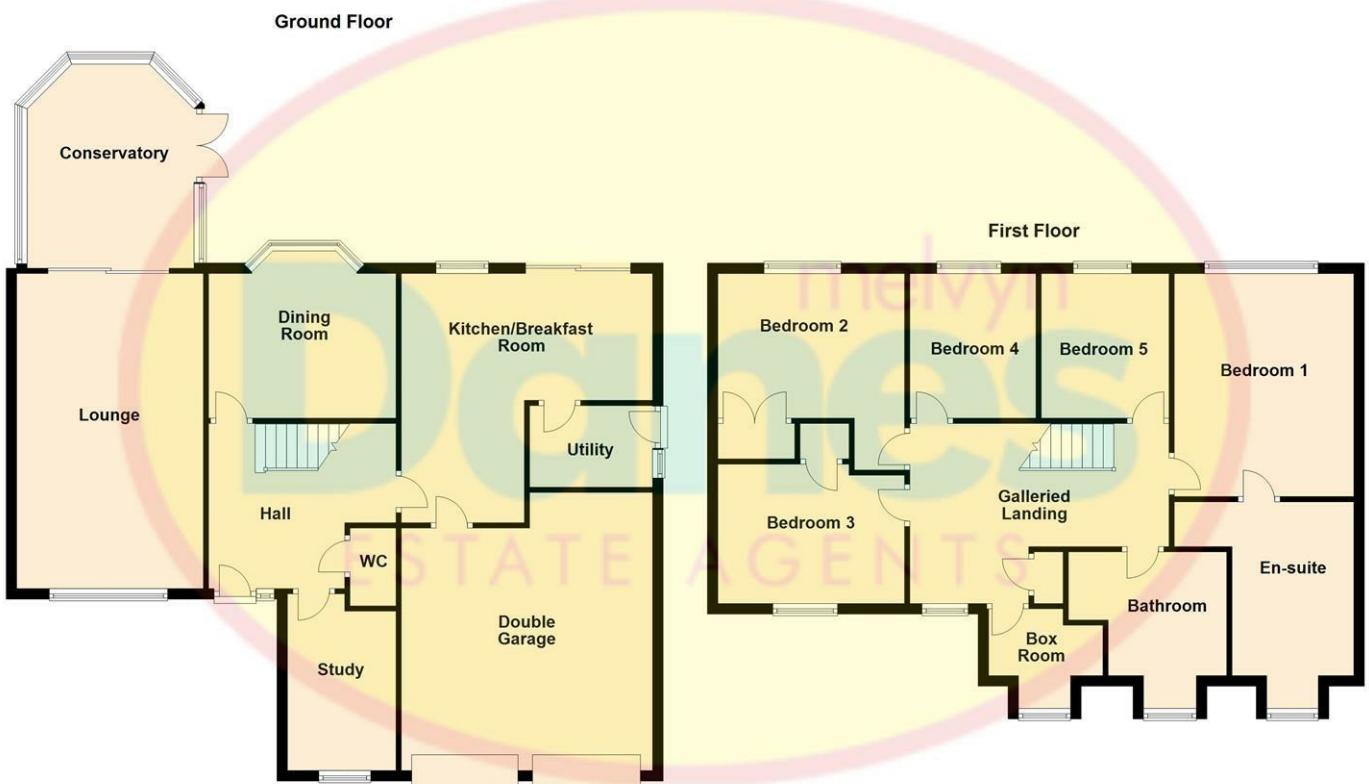
Having paved patio area with gated side access, outside power supply (rear and front of the property), garden shed, shaped and bordered lawn, mature well stocked beds and defined boundaries





## 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.



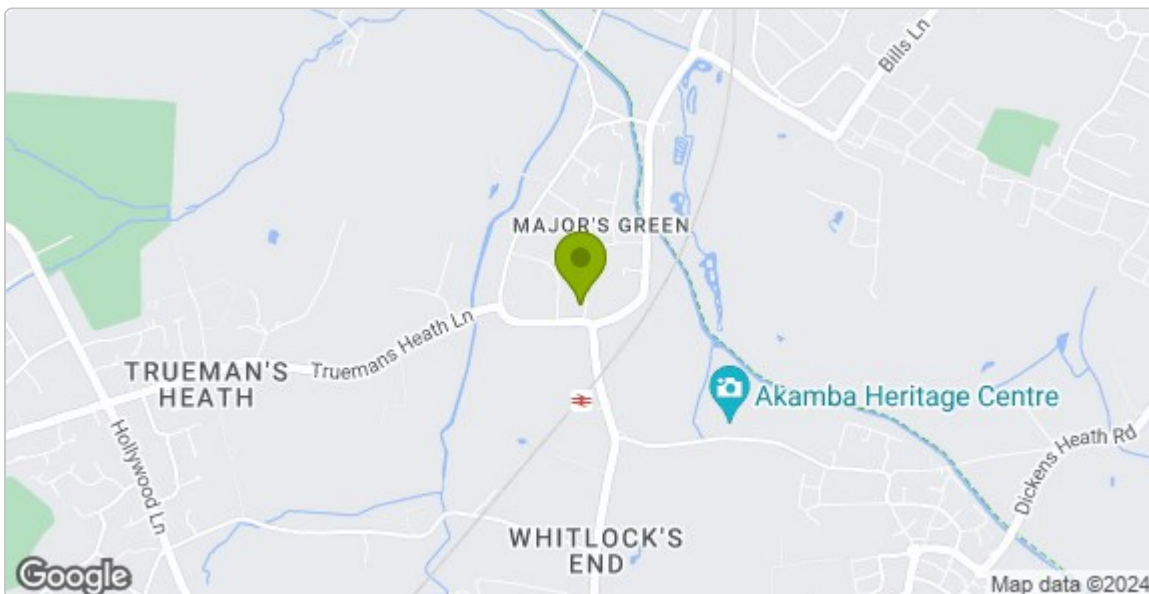
**TENURE:** We are advised that the property is Freehold.

**COUNCIL TAX BAND:** G

**VIEWING:** By appointment only with the office on the number below.

**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.



**4 Rosebriars Majors Green  
Solihull B90 1EG**

**Council Tax Band: G**

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

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