



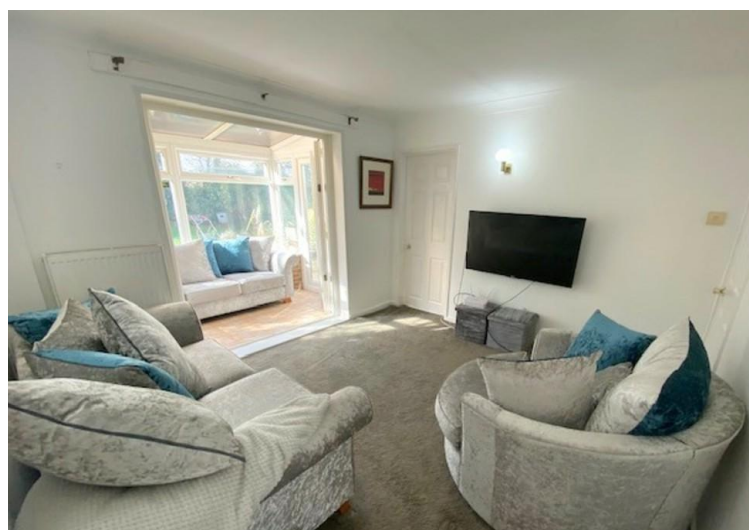
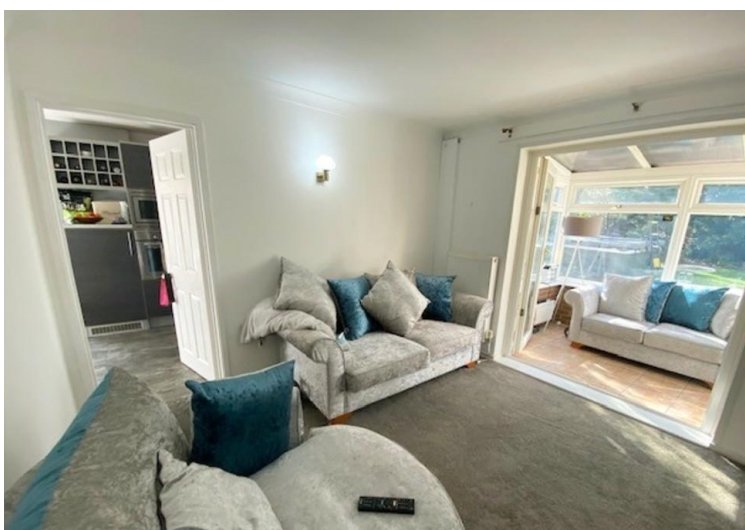
Greyfriars Close

Solihull, B92 7DR

- A Detached Property In A Sought After Cul-De-Sac Location
- Five Bedrooms
- Two Reception Rooms
- Kitchen Breakfast Room

£599,950

EPC Rating '71'





Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks and a good variety of restaurants and bars and excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving access to the NEC, Birmingham International Airport and Railway Station being approx. 20min drive.

The property is set back from the road behind an extensive lawned fore garden to side, tarmac driveway extending to up and over panel fronted garage door and paved pathway leading to UPVC double glazed front door into

Enclosed Porch

With tiled flooring and hardwood door leading through to

Entrance Hall

With ceiling light point, wall mounted radiator, door to useful under stairs storage cupboard and doors radiating off to



Guest WC

With wall mounted wash hand basin, low level WC, heated towel rail, tiling to water prone areas and tiled flooring

Lounge to Front

24' 0" x 12' 11" (7.32 x 3.94) With double glazed bow window to front elevation, double glazed French doors leading out to the rear, wall light points, wall mounted radiator and door to

Dining Room

With wall mounted radiator, door to the kitchen and UPVC double glazed doors leading through to



Conservatory

8' 9" x 6' 1" (2.67 x 1.85) With polycarbonate roof, wall light points and double glazed door to garden

Kitchen Breakfast Room to Rear

16' 0" x 8' 2" (4.88 x 2.49) Being fitted with a range of wall and base units, work surface incorporating one and a half bowl sink and drainer unit, five ring gas hob set below combination light and extractor, tiling to water prone areas, built in microwave and electric oven, double glazed windows to side and rear elevations, ceiling light point and wall mounted radiator

Utility Room

8' 9" x 5' 3" (2.67 x 1.6) Being fitted with base units with work surface over incorporating sink and drainer unit, space and plumbing for washing machine, double glazed window and double glazed door to side, ceiling light point, tiling to water prone areas and wall mounted radiator



Landing

With ceiling light point and doors radiating off to

Bedroom One to Front

12' 10" x 12' 10" (3.91 x 3.91) With double glazed window to front elevation, ceiling light point, wall mounted radiator and door to

Dressing Area

6' 3" x 3' 5" up to walk in wardrobe (1.91 x 1.04) With walk in fitted wardrobes with sliding mirror fronted doors, ceiling light point, tiled flooring and door to



Refitted En-Suite Shower Room to Front

Being fitted with a three piece suite comprising low level WC, pedestal wash hand basin and walk in shower cubicle housing a state of the art multi jet shower with a further handheld shower attachment, tiling to water prone areas, ceiling light point, heated towel rail and obscure double glazed window to front elevation

Bedroom Two to Rear

11' 0" x 10' 11" (3.35 x 3.33) With double glazed window to rear elevation, ceiling light point, wall mounted radiator



Bedroom Three to Rear

11' 6" x 7' 11" (3.51 x 2.41) With double glazed window to rear elevation, ceiling light point, wall mounted radiator and built in double wardrobe

Bedroom Four to Rear

8' 9" x 7' 11" (2.67 x 2.41) With double glazed window to rear elevation, ceiling light point and wall mounted radiator

Study/Bedroom Five to Side

6' 1" x 5' 10" (1.85 x 1.78) With double glazed window to side elevation, ceiling light point and access to loft space

Family Bathroom to Front

Being fitted with a modern three piece white suite comprising low level WC, vanity sink unit and spa bath with shower over and handheld attachment, airing cupboard housing hot water tank, obscure double glazed window to front elevation, ceiling light point, tiling to water prone areas, tiled flooring and heated towel rail

Rear Garden

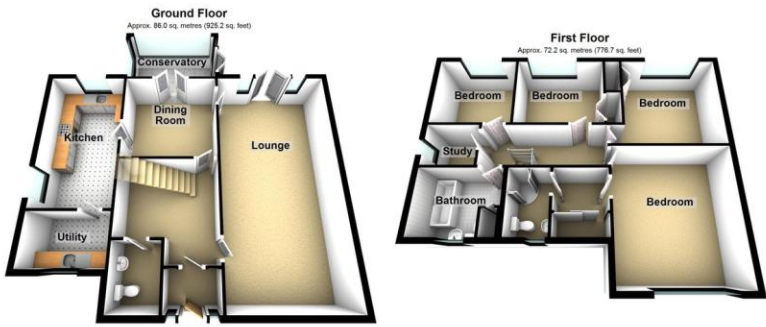
With countryside views beyond being mainly laid to lawn with paved patio area, an abundance of flowering shrubbed borders and mature trees and fencing to boundaries

Garage

With personal door to rear and up and over door to front

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor



Total area: approx. 158.1 sq. metres (1701.9 sq. feet)

