



smarthomes



- An Impressive Semi Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Superb Family Dining Kitchen
- Re-Fitted En-Suite Shower & Four Piece Family Bathroom

### Tilehouse Lane, Tidbury Green, Solihull, B90 1PX

An impressive five bedroom semi detached family home benefitting from sitting room, L-shaped family room with vaulted ceiling, superb family dining kitchen, utility room, guest WC, re-fitted en-suite shower room, re-fitted four piece family bathroom, delightful landscaped south east facing rear garden with open views to rear, double garage and substantial off road parking.

EPC Rating – '73'





## Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel.

Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking.

Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links.

The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.

For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Tudor Grange Academy and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.







The property is set back from the road behind electric gates giving access to a large block paved driveway providing substantial off road parking extending to side gate access, double garage doors and UPVC double glazed door leading into an enclosed porch

### Entrance Hallway

With useful built-in storage cupboard, tiled flooring, ceiling light point, radiator, stairs leading to the first floor accommodation and part glazed doors leading off to



### Sitting Room to Front

14' 1" x 11' 10" (4.29m x 3.61m) With feature fireplace, radiator, double glazed bay window to front elevation, ceiling light point and coving to ceiling



### Impressive L-Shaped Family Room to Rear

24' 1" max x 20' 0" max (7.34m x 6.1m) With spot lights to ceiling, three radiators, laminate flooring, feature double glazed French doors with windows either side leading out to the rear garden, vaulted ceiling with three skylight windows and opening to

### **Superb Kitchen Dining Family Room to Rear**

22' 3" x 15' 9" (6.78m x 4.8m) Being fitted with a comprehensive range of wall, drawer and base units incorporating glazed display cabinets and pan drawers, complementary work surfaces with matching up-stands, feature island with breakfast bar area, inset sink unit with mixer tap, tiling to splashback areas, gas hob with stainless steel splashback and extractor canopy over, inset eye-level electric oven and grill, integrated dishwasher, space for American style fridge freezer, tiled flooring, vaulted ceiling with two skylight windows, two radiators, spot lights to ceiling, double glazed windows to side and rear elevations, part glazed door to hallway and door leading into

### **Utility Room**

9' 8" x 7' 8" (2.95m x 2.34m) With base and wall units incorporating shelving, laminate work surfaces, tiling to splashback areas, sink and drainer unit, space and plumbing for washing machine and tumble dryer, ladder style radiator, tiled flooring, double glazed window and door to side entrance, spot lights to ceiling, door to garage and door to

### **Guest WC**

With vanity wash hand basin, WC with enclosed cistern and wall mounted flush, tiling to walls and floor and heated towel rail

### **Accommodation on the First Floor**

#### **Landing**

With obscure double glazed window, ceiling light point and doors radiating off to

#### **Master Bedroom to Rear**

16' 5" max x 11' 10" (5m x 3.61m) With a range of built-in wardrobes, radiator, two double glazed windows over-looking the delightful rear garden, spot lights to ceiling, coving to ceiling and door leading into

#### **Re-Fitted En-Suite Shower Room**

10' 1" x 6' 5" (3.07m x 1.96m) Being re-fitted with a three piece white suite comprising double walk-in shower, low flush WC and vanity wash hand basin, obscure double glazed window, complementary tiling to water prone areas, tiled flooring, modern heated towel rail and spot lights to ceiling

### **Bedroom Two**

14' 0" x 9' 11" (4.27m x 3.02m) With a double glazed window, built in wardrobe, radiator and ceiling light point

### **Bedroom Three**

11' 10" x 11' 0" (3.61m x 3.35m) With double glazed window, radiator and ceiling light point

### **Bedroom Four**

9' 0" x 8' 5" (2.74m x 2.57m) With double glazed window, radiator and ceiling light point

### **Bedroom Five**

10' 2" max x 6' 5" (3.1m x 1.96m) With double glazed window, radiator and ceiling light point

### **Re-Fitted Four Piece Family Bathroom**

9' 7" x 9' 5" (2.92m x 2.87m) Being re-fitted with a four piece white suite comprising panelled bath with centralised mixer tap, WC with enclosed cistern, vanity wash hand basin and large corner shower enclosure, obscure double glazed window, complementary tiling to water prone areas, tiled flooring, modern heated towel rail and spot lights to ceiling



## Delightful Landscaped South East Facing Rear Garden

This delightful rear garden benefits from a substantial paved patio, sculptured mature lawn, shed with power supply, mature trees, shrub borders, paved pathway, further sun terrace to rear bordered with well stocked shrubbery bedding, fencing to boundaries and open views to rear

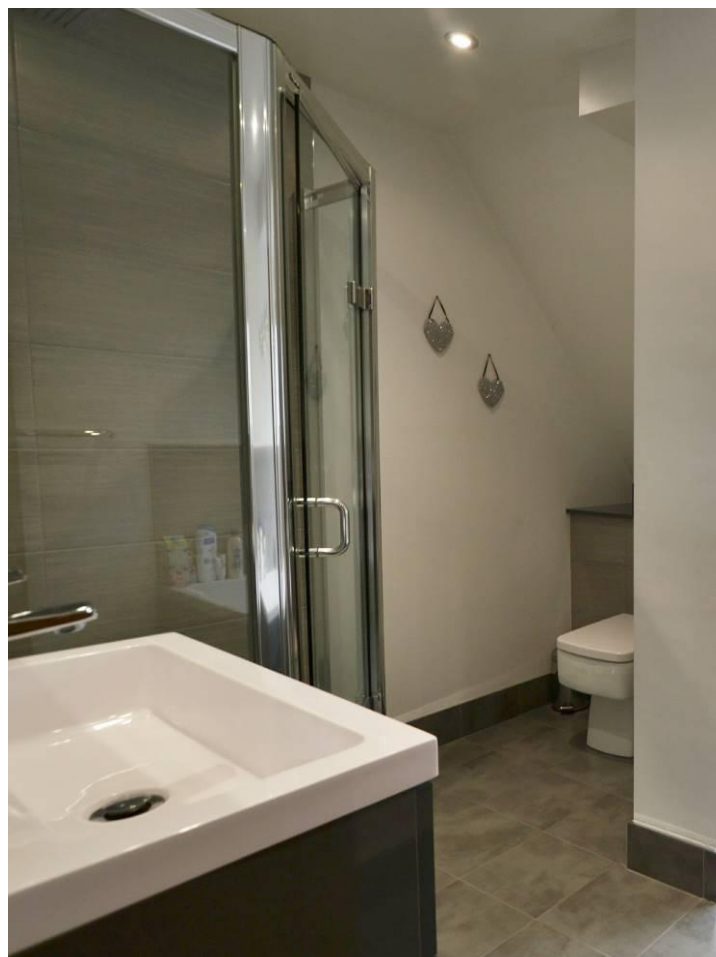
## Double Garage

17' 8" x 15' 10" (5.38m x 4.83m) With two up and over garage doors to driveway and a wall mounted gas combi boiler (installed in 2020)

## Tenure

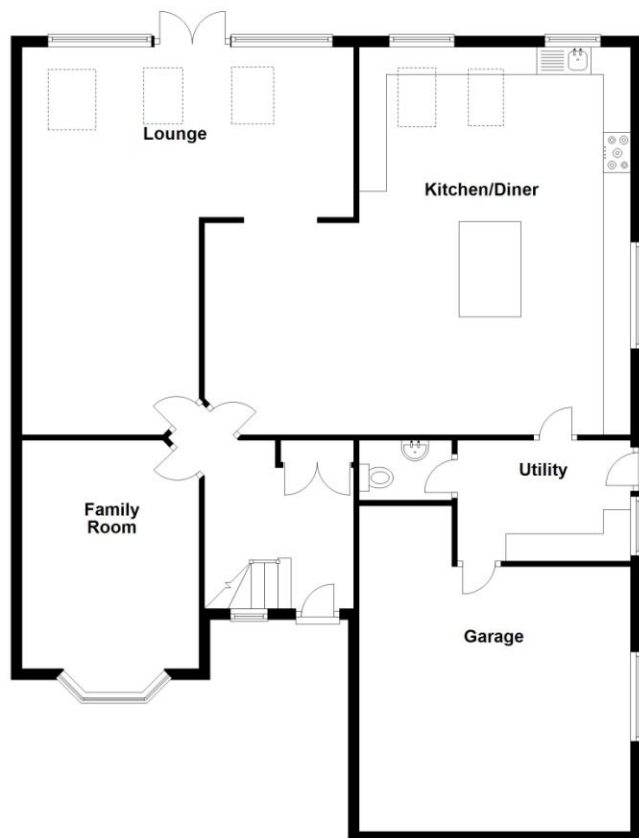
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (92-100)                                  |         | 82        |
| B (81-91)                                   |         |           |
| C (69-80)                                   | 73      |           |
| D (55-68)                                   |         |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |



### Ground Floor

Approx. 138.7 sq. metres (1492.6 sq. feet)



### First Floor

Approx. 76.2 sq. metres (820.6 sq. feet)



Total area: approx. 214.9 sq. metres (2313.2 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.