



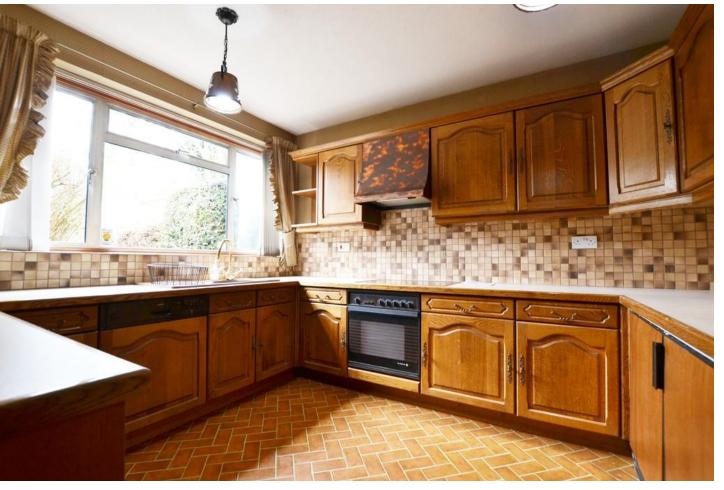




- A Substantial Detached Family Home
- Four Double Bedrooms
- Extensive Landscaped Rear Garden
- No Upward Chair

Streetsbrook Road, Solihull, B91 1QZ

A substantial detached family home set in a most convenient location within walking distance of Solihull Town Centre. The property requires modernisation however benefits from no upward chain and offers accommodation comprising an open plan lounge/dining room, snug, conservatory, fitted kitchen, utility room, master bedroom with en-suite, three further double bedrooms, family bathroom, extensive landscaped rear garden, integral garage and no upward chain







Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is set back from the road behind a block paved driveway providing off road parking, planted shrubs and trees and a canopy porch with a double glazed front door leading into

Entrance Hallway

With ceiling light point, double glazed window to side and door leading off to













Guest W.C

Being fitted with a suite comprising a low flush W.C and wash hand basin.
Obscure double glazed window, tiling to full height and ceiling light point

Fitted Kitchen to Front

11' 10" x 10' 4" (3.61m x 3.15m) Being fitted with a range of wooden wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a ceramic hob with extractor hood over and oven below. Integrated fridge/freezer, integrated dishwasher, tiling to splash back areas, ceiling light points and a double glazed window to the front aspect

Through Lounge/Dining Room

30' 5" x 15' 10" (9.27m x 4.83m)

Dining Area

With a double glazed window to side, open staircase leading to first floor, ceiling light point and opening to

Lounge Area

With a feature chimney breast with gas fire and display shelving, two ceiling light points and two sets of double glazed patio doors one of which leads into

Conservatory

9' 7" x 9' 4" (2.92m x 2.84m) Of wooden framed double glazed construction with French doors leading to the rear garden and a double glazed roof

Snug to Rear

10'7" x 8' 6" (3.23m x 2.59m) With a double glazed window to rear, coving to ceiling, ceiling light point and door to

Utility Room

9' 9" x 5' 10" (2.97m x 1.78m) Fitted with a range of wall and base units with a work surface over incorporating a sink with mixer tap. Space and plumbing for washing machine, double glazed window to rear and obscure double glazed door to side, tiling to splash back areas and ceiling light point

Landing

With access to loft space, ceiling light point and door to

Master Bedroom to Rear

17' 4" x 14' (5.28m x 4.27m) With a double glazed window to rear elevation, fitted wardrobes with sliding doors, coving to ceiling, two ceiling light points and door to

En-Suite Bathroom to Side

7' 8" x 5' 10" (2.34m x 1.78m) Being fitted with a suite comprising of a panelled bath with shower attachment, vanity wash hand basin and a low flush W.C. Tiling to full height, airing cupboard, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Rear

11'9" x 10' (3.58m x 3.05m) With double glazed window to rear elevation, fitted double wardrobe, coving to ceiling and ceiling light point

Bedroom Three to Front

9' 6" x 9' 4" (2.9m x 2.84m) With double glazed window to front elevation, built in storage with sliding doors, coving to ceiling and ceiling light point

Bedroom Four to Front

9' 2" x 8' 4" (2.79m x 2.54m) With double glazed window to front elevation, built in storage with sliding doors, coving to ceiling and ceiling light point

Family Bathroom

Being fitted with a suite comprising of a bathtub, pedestal wash hand basin and a low flush W.C. Tiling to full height, ceiling light point and an obscure double glazed window

Extensive Landscaped Rear Garden

This delightful private and extensive rear garden benefits from pebbled pathways and patio areas for ease of maintenance with mature planted trees, hedging, shrubs and flowering borders, rockery area and a wooden pergola

Integral Garage

17' 10" x 14' 10" (5.44m x 4.52m) With an electric roller shutter door for vehicular access, power and light points and courtesy door to an inner lobby area with fitted cupboards, central heating boiler and courtesy door to the side of the property

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











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