



smarthomes



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

## 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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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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

