



Buryfield Road

Solihull, West Midlands, B91 2DG

- A Spacious Detached Family Home
- Four Bedrooms
- Two Reception Rooms With Parquet Flooring
- Breakfast Kitchen

Offers Over £599,950

EPC Rating '60'





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, restaurants, bars and an 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 easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property stands back from the road behind a deep tarmac driveway with brick set edge and stone chipped borders extending to garage door and UPVC double glazed doors leading through to

Enclosed Porch

Having a part glazed door with side windows leading through to

Entrance Hall

With feature parquet flooring, stairs leading to the first floor accommodation with under-stairs storage cupboard and doors leading off to



Guest WC

With WC, wash hand basin, vanity unit, tiled flooring and ceramic tiled splashback

Reception Room One to Front

14' 0" x 12' 0" (4.27m x 3.66m) Having feature original parquet flooring, UPVC double glazed bay window to front elevation and wall mounted radiator

Reception Room To Rear

16' 9" x 12' 0" (5.11m x 3.66m) With feature original parquet flooring, wall mounted radiator, coving to ceiling, double glazed sliding patio doors leading out to the south facing rear garden and feature Portuguese stone fireplace with electric flame effect fire



Breakfast Kitchen to Rear

14' 0" x 12' 0" (4.27m x 3.66m) Being fitted with a range of base, wall and drawer units with roll top worksurfaces and tiled splashbacks, sink and drainer unit with mixer tap, gas cooker point, space and plumbing for dishwasher, space for American style fridge freezer, tiled flooring, wall mounted radiator, UPVC double glazed window and French doors leading out to the south facing rear garden, part glazed door to side passage and utility area and further door through to



Playroom/Gym Area

14' 2" x 7' 9" (4.32m x 2.36m) With fitted base and wall units, cupboard housing trip switch consumer unit, frosted UPVC double glazed window to side elevation, wall mounted radiator, gas meter and wall mounted Worcester Bosch central heating boiler

Utility Area

29' 6" x 3' 11" (9m x 1.2m) With polycarbonate roof, doors to front and rear garden, space and plumbing for washing machine, space for appliances, wall mounted cupboards, light and power

Landing

With loft hatch, frosted UPVC double glazed window to side elevation and doors leading off to



Bedroom One to Rear

16' 3" x 12' 0" including wardrobes (4.95m x 3.66m) Having three double fitted wardrobes with storage cupboards over, dressing table, UPVC double glazed window overlooking south facing rear garden, ceiling down lights and wall mounted radiator

Bedroom Two to Front

14' 1" x 12' 0" including wardrobes (4.29m x 3.66m) With UPVC double glazed bay window to front elevation and wall mounted radiator



Bedroom Three to Rear

12' 3" x 8' 6" (3.73m x 2.59m) With UPVC double glazed window to rear elevation, wall mounted radiator, shelved recess and door leading through to

En-Suite Shower Room to Rear

Being fitted with a four piece suite comprising oversized shower cubicle with Triton electric shower, low flush W.C, bidet and vanity wash hand basin, frosted UPVC double glazed window to rear elevation, tiling to splash back areas and wall mounted radiator

Bedroom Four to Front

9' 4" x 6' 9" (2.84m x 2.06m) With UPVC double glazed window to front elevation and wall mounted radiator

Five Piece Family Bathroom

12' 0" x 8' 2" max (3.66m x 2.49m) Being fitted with a five piece suite comprising panelled bath, shower cubicle with thermostatic shower, W.C, bidet and pedestal wash hand basin, frosted UPVC double glazed windows to front and rear elevations, tiling to splash back areas and two wall mounted radiators

South Facing Rear Garden

Being a delightful feature to the property backing on to a green area of Cold Lands Wood with gated access and benefiting from a generous natural stone slabbed patio area, shaped lawn, well stocked flower shrubbery borders and panelled fencing to sides and rear

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

