



smarthomes



- A Versatile Family Home
- Five Bedrooms
- Re-Fitted Bathroom & Shower Room
- Contemporary Re-Fitted Kitchen

Amberley Road, Solihull, West Midlands, B92 7NP

£375,000

A well presented, substantially extended & versatile semi detached family home benefitting from; five bedrooms, ground floor bedroom five with re-fitted shower room and adjoining reception room/home office with independent access offering superb opportunity for self contained annexe, spacious lounge with feature fire, contemporary re-fitted kitchen, conservatory/warm room currently utilised as a dining room, re-fitted family bathroom, generous off road parking and private landscaped South facing rear garden with workshop to rear. EPC Rating – 66. Council Tax Band - D



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 is set in a private location behind a reclaimed brick retaining wall and substantial block edged tarmac driveway providing off road parking extending to UPVC double glazed French doors giving independent access to versatile home office/playroom/sitting room and ground floor bedroom beyond. With external power point, cold water tap, wiring for car charging point and a further UPVC double glazed front door leads into

Enclosed Porch

With double glazed windows, lighting and door leading through to





Entrance Hallway

With ceiling light point, wall mounted Hive, stairs leading to the first floor accommodation and double doors leading off to



Lounge to Front

23' 4" x 11' 10" (7.11m x 3.61m) With double glazed bay window to front elevation, two radiators, media wall with feature recessed electric fireplace, two ceiling light points with decorative roses, wood effect flooring and part glazed French doors leading through to

Re-Fitted Contemporary Kitchen

9' 6" x 14' 4" (2.9m x 4.37m) Being re-fitted with a range of high gloss wall, drawer and base units with complementary polished stone work surfaces, ceramic sink and drainer unit with mixer tap, concealed under-cupboard LED lighting, Metro style tiling to splashback areas, four ring Hotpoint ceramic hob with recessed extractor over, inset eye-level oven, grill and microwave oven, integrated fridge freezer, dishwasher and washing machine, plinth heater, spot lights to ceiling, decorative tile effect flooring and archway leading through to



Conservatory/Warm Room

11' 8" x 10' 0" (3.56m x 3.05m) Being utilised as a dining room with radiator, double glazed windows, double glazed French doors leading out to the private South facing rear garden and Indian stone patio, feature vaulted ceiling with two Velux windows, decorative tile effect flooring, ceiling light points and power points

Versatile Reception Room/Home Office to Front

17' 9" x 7' 0" (5.41m x 2.13m) A versatile room with independent access to the driveway via UPVC double glazed French doors, inset LED down lighters, radiator, oak effect flooring, door to ground floor shower room and door leading into

Ground Floor Bedroom Five to Rear

12' 5" x 6' 8" (3.78m x 2.03m) Offering superb opportunity for self contained annexe with UPVC double glazed window and door leading out to the rear garden, ceiling light point, radiator and wood effect flooring

Re-Fitted Ground Floor Shower Room

5' 6" x 6' 3" (1.68m x 1.91m) Being re-fitted with a three piece white suite comprising; corner shower cubicle, low flush WC and wall mounted wash hand basin with illuminated vanity mirror, complementary slate effect tiling to walls, decorative Minton style tiled flooring, ladder style radiator, extractor and spot lights to ceiling

Accommodation on the First Floor

Landing

With access to loft space, inset LED downlighters and panelled doors leading off to

Bedroom One to Front

12' 0" up to wardrobe x 10' 11" (3.66m x 3.33m) With double glazed window to front elevation, radiator, ceiling light point, access to boarded loft space and double doors to built-in wardrobes

Bedroom Two to Rear

9' 9" x 8' 10" into wardrobe (2.97m x 2.69m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes

Bedroom Three to Front

9' 11" x 7' 1" (3.02m x 2.16m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four/Nursery/Study to Rear

5' 9" x 7' 0" (1.75m x 2.13m) With double glazed window to rear elevation, radiator and ceiling light point

Re-Fitted Family Bathroom to Rear

Being re-fitted with a three piece white suite comprising; P-shaped panelled bath with thermostatic rainfall shower over, additional shower attachment and glazed screen, low flush WC and wall mounted wash hand basin with illuminated vanity mirror, slate effect tiling to walls, decorative Minton style tiled flooring, obscure double glazed window to rear, ladder style radiator, extractor and spot lights to ceiling

Landscaped South Facing Rear Garden

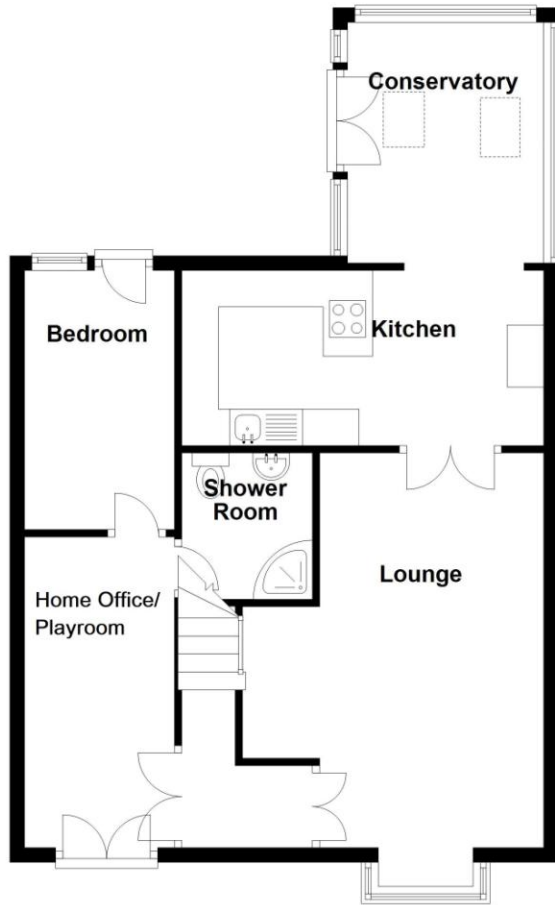
A private rear garden being mainly laid to lawn with Indian stone paved patio, retaining railway sleepers and raised flower borders, cold water tap, external power points, external lighting, fencing and hedging to boundaries and workshop to rear with power and lighting

Tenure

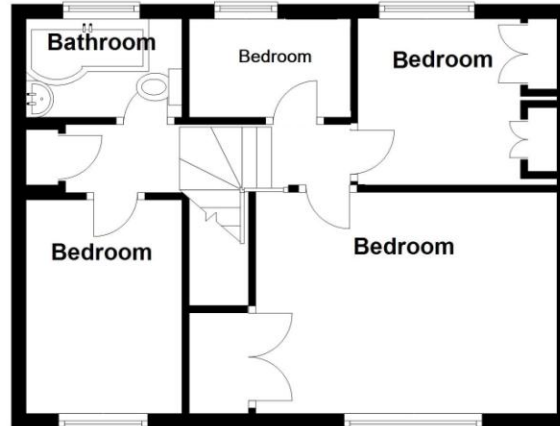
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Ground Floor



First Floor



Total area: approx. 105.2 sq. metres (1132.6 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.