



- A Detached Family Home
- Four Bedrooms
- Spacious Lounge Diner
- Extended Breakfast Kitchen

Halstead Grove, Solihull, West Midlands, B91 3YX

Offers in Region of £665,000

A detached family home in a sought after location currently within Tudor Grange Academy catchment benefitting from four bedrooms, spacious lounge diner, extended breakfast kitchen, utility area, guest WC, en-suite shower room, four piece family bathroom, landscaped South facing rear garden, double garage and off road parking.

EPC Rating – TBC. Council Tax Band – F.



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 back from the road on a generous corner plot behind a gravel and lawned fore garden with block edged tarmac driveway providing off road parking extending to double garage doors and UPVC double glazed door leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting, electric panel heater, polycarbonate roof, double glazed door to side providing access to garage and obscure glazed hardwood door leading through to



Entrance Hallway

With ceiling light point, coving to ceiling, wood effect flooring, radiator, stairs with feature glazed balustrade leading to the first floor accommodation and doors leading off to

Guest WC

With obscure double glazed window to side, WC with enclosed cistern, vanity wash hand basin, tiling to walls and floor, ladder style radiator and ceiling light point



Spacious Lounge Diner

23' 7" x 19' 0" (7.2m x 5.8m) With double glazed windows to front and rear elevations, double glazed sliding patio doors leading out to the South facing rear garden, two ceiling light points, two radiators, wall lighting, coving to ceiling, gas fireplace with stone hearth and surround and door leading through to



Extended Breakfast Kitchen to Rear

20' 0" x 9' 2" (6.1m x 2.8m) Being fitted with a range of high gloss wall, drawer and base units with complementary Granite work surfaces and matching upstands, inset sink with mixer tap, four ring gas hob with stainless steel splashback and extractor canopy over, inset electric oven, integrated dishwasher, under-cupboard lighting, ceiling light point, coving to ceiling, tiled flooring, two radiators, archway to utility area, door to side and archway leading through to breakfast area with double glazed window to rear and double glazed sliding patio doors leading out to the rear garden

Utility

6' 6" x 4' 11" (2.0m x 1.5m) With fitted high gloss base units, complementary Granite work surfaces with matching upstands, inset sink with mixer tap, cupboard housing Glow-Worm boiler, integrated washing machine, electric plinth heater, obscure double glazed window to side, ceiling light point, coving to ceiling and tiled flooring

Accommodation on the First Floor

Landing

With loft access, coving to ceiling, ceiling light point and doors leading off to

Bedroom One to Rear

15' 1" x 10' 9" (4.6m x 3.3m) With double glazed window to rear elevation, radiator, ceiling light point, a range of fitted furniture and door leading into

En-Suite Shower Room to Front

Being fitted with a three piece white suite comprising of; corner shower enclosure with Triton electric shower, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, obscure double glazed window to front, ladder style radiator, ceiling light point, shaver socket and coving to ceiling

Bedroom Two to Front

12' 1" x 9' 2" (3.7m x 2.8m) With double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Three to Rear

10' 5" x 7' 10" (3.2m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point and a range of fitted wardrobes

Bedroom Four to Rear

7' 6" x 6' 10" (2.3m x 2.1m) With double glazed window to rear elevation, radiator, wood effect flooring and ceiling light point

Four Piece Family Bathroom to Front

10' 9" x 6' 2" (3.3m x 1.9m) Being fitted with a four piece white suite comprising; panelled bath, low flush WC, vanity wash hand basin and corner shower cubicle with electric shower, tiling to walls and floor, shaver socket, airing cupboard, obscure double glazed window to front, ladder style radiator, ceiling light point and coving to ceiling

South Facing Rear Garden

Being mainly laid to lawn with block paved patio, shaped gravel borders, wall and fencing to boundaries, cold water tap, security lighting, sun-blind over patio doors to lounge and access to garage

Double Garage

17' 8" x 17' 8" (5.4m x 5.4m) With garage doors to driveway, ceiling light point, storage to eaves window to side and power points

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. Current council tax band - F





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