



smarthomes



- A Substantially Extended & Beautifully Presented Detached Dormer Bungalow
- Five Double Bedrooms
- Large Re-Fitted Family Kitchen/Diner
- Four Modern Bath/Shower Rooms

Prospect Lane, Solihull, B91 1HT

£700,000

A substantially extended and beautifully presented detached dormer bungalow situated in a most sought after location. Offers spacious accommodation comprising a large lounge, re-fitted family kitchen/diner, five double bedrooms spread over two floors, three modern en-suite bath/shower rooms, modern family bathroom, private South/Westerly facing rear garden, garage and ample driveway parking.

Council Tax Band – F. EPC Rating - 72



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 behind electric wrought iron gates leading to a block paved driveway providing ample off road parking with a planted flowering border and UPVC double glazed double doors leading into



Enclosed Porch

With tiled flooring, wall and ceiling light points and a further UPVC double glazed door with matching side windows leading to



Entrance Hallway

With wall light points, ceiling spot lights, radiator, Karndean flooring, stairs leading to the first floor accommodation and oak doors leading off to

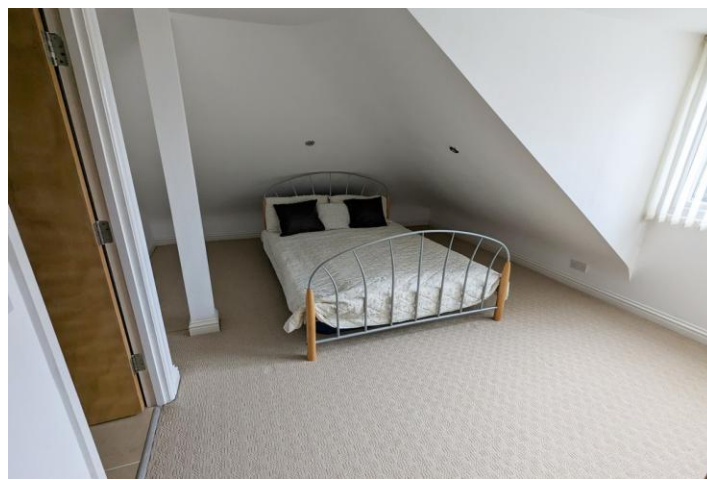
Spacious Lounge to Rear

23' 3" x 13' 11" (7.09m x 4.24m) With UPVC double glazed French doors with matching side windows leading to rear garden, two high level UPVC double glazed windows to side, two wall mounted radiators, wall and ceiling light points and a feature marble fireplace with an inset living flame gas fire



Spacious Re-Fitted Family Kitchen/Diner

21' 6" max x 18' 5" max (6.55m max x 5.61m max) Being re-fitted with an extensive range of wall, base and drawer units with a quartz work surface over incorporating an inset sink and drainer unit with mixer tap over, further incorporating a Bosch 5 ring gas hob with Bosch extractor hood over. Eye level double oven and grill, integrated microwave, integrated dishwasher and integrated larder fridge and freezer. Polished tiling to floor, two vertical wall mounted radiators, ceiling



spot lights, a UPVC double glazed window to the rear aspect, UPVC double glazed French doors to rear garden with matching side windows, obscure UPVC double glazed door to side and oak door to pantry with a wall mounted gas central heating boiler

Bedroom One to Front

14' 2" x 12' 3" (4.32m x 3.73m) With double glazed window to front elevation, radiator, ceiling light point, wall to wall fitted wardrobes with over bed storage and bedside cabinets and oak door to

Modern En-Suite Shower Room

Being fitted with a modern white suite comprising of a shower enclosure with electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas and a ceiling light point

Bedroom Two to Side

14' x 12' 5" (4.27m x 3.78m) With double glazed window to side elevation, radiator, ceiling light point, built in storage cupboard and fitted wardrobes with mirror fronted sliding doors

Bedroom Three to Side

10' 11" x 10' 11" (3.33m x 3.33m) With double glazed window to side elevation, Karndean wood effect flooring, radiator, door to under stairs storage area and ceiling light point

Modern Ground Floor Family Bathroom

9' x 8' 3" (2.74m x 2.51m) Being fitted with a modern white suite comprising of a corner bath, large separate shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

Spacious Landing

15' 2" x 7' 7" (4.62m x 2.31m) With some restricted head height, Velux roof window, radiator, wall light point and door to

Bedroom Four to Front

25' 5" max x 13' max (7.75m max x 3.96m max) With some restricted head height, double glazed dormer window to front elevation, radiator, ceiling spot lights, two ceiling light points and oak door to

Modern En-Suite Bathroom to Side

9' 3" x 8' 8" (2.82m x 2.64m) With some restricted head height and being fitted with a modern white suite comprising of a large panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed dormer window to the side elevation

Bedroom Five to Rear

25' 8" max x 12' 8" max (7.82m max x 3.86m max) With some restricted head height, double glazed dormer window to front elevation, radiator, ceiling spot lights, ceiling light point and oak door to

Modern En-Suite Shower Room

8' 8" x 5' 2" (2.64m x 1.57m) Being fitted with a modern white suite comprising of a large corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and ceiling light tunnel

Private South/Westerly Facing Rear Garden

Being mainly laid to lawn with a large paved patio area, mature planted borders, gated side access, timber storage shed and panelled fencing to boundaries

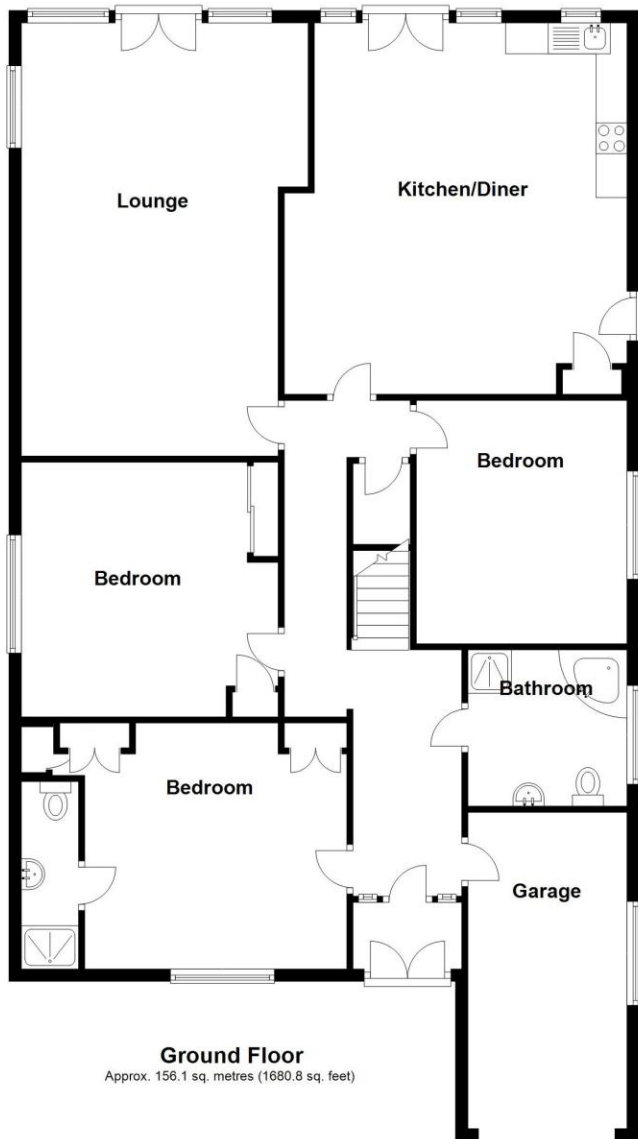
Garage

15' 5" x 8' (4.7m x 2.44m) Located at the side of the property with side hung doors for vehicular access, loft access, ceiling light point and courtesy door to hallway

Tenure

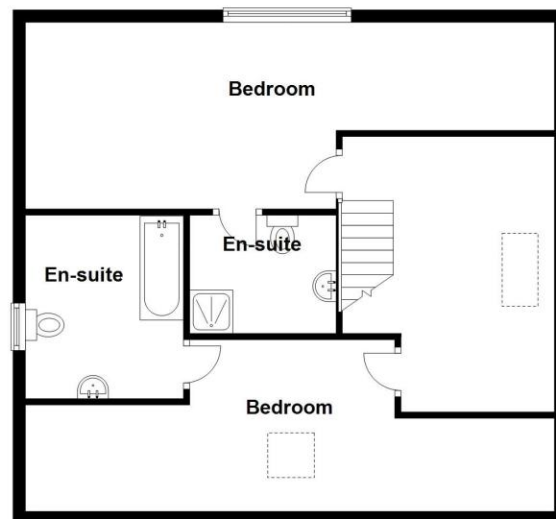
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - F





Ground Floor
Approx. 156.1 sq. metres (1680.8 sq. feet)

Total area: approx. 223.7 sq. metres (2407.6 sq. feet)



First Floor
Approx. 67.5 sq. metres (726.8 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.