



smarthomes



- A Secluded Detached Dormer Bungalow
- Three/Four Bedrooms
- Two/Three Reception Rooms & Home Office
- Breakfast Kitchen

Norton Lane, Tidbury Green, Solihull, B90 1QT

OIRO £775,000

A secluded detached dormer bungalow benefitting from no upward chain and substantial accommodation comprising of; four bedrooms, two reception rooms, study/home office, ground floor bedroom four/reception room three, ground floor bathroom, breakfast kitchen, en-suite shower room, four piece family bathroom, two storey double garage with WC offering superb potential for annexe, private rear garden and generous off road parking. EPC Rating – 66. Council Tax Band G

Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking. Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links.

The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars.

Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane. For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.





The property is set in a secluded position behind a gravel driveway providing generous off road parking extending to gated access to side leading to rear garden and two storey double garage, block paved terrace to front extending to quarry tiled steps and wood glazed front door leading through to

Entrance Hallway

With double glazed windows to front, radiator, coving to ceiling, wall lighting, wood effect flooring, stairs leading to the first floor accommodation, useful storage cupboard and doors leading off to



Lounge to Front

17' 11" x 25' 9" (5.46m x 7.85m) With two double glazed bay windows to front elevation, double glazed windows to sides, two ceiling light points with decorative roses, coving to ceiling, two radiators and feature marble fire surround



Dining Room to Rear

15' 4" x 19' 1" (4.67m x 5.82m) With double glazed French doors leading out to the rear garden, double glazed window to rear, ceiling light point with decorative rose, wood effect flooring, radiator and coving to ceiling

Study/Home Office to Front

8' 3" x 12' 10" (2.51m x 3.91m) With double glazed window to front elevation, radiator, coving to ceiling and ceiling light point

Breakfast Kitchen to Rear

12' 1" x 12' 7" (3.68m x 3.84m) Being fitted with a range of wall, drawer and base units incorporating display shelving with complementary wood effect work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, space for cooker with extractor over, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, radiator, ceiling light point with fan, wood effect flooring, double glazed window to rear and glazed door to side

Reception Room Three/Ground Floor

Bedroom Four to Rear

13' 9" x 15' 4" (4.19m x 4.67m) A versatile room with double glazed window to rear elevation, ceiling light point with decorative rose, coving to ceiling, wall lighting and radiator

Four Piece Ground Floor Bathroom

Being fitted with a four piece white suite comprising; panelled bath with centralised taps, low flush WC, pedestal wash hand basin and shower enclosure with tiling to walls and floor, obscure double glazed window to rear, radiator, wall lighting and coving to ceiling

Accommodation on the First Floor

Landing

With two ceiling light points, radiator, recessed study area with double glazed window to front, boiler cupboard with Potterton boiler and doors leading off to

Bedroom One to Front

17' 11" x 14' 9" (5.46m x 4.5m) With double glazed window to front elevation, radiator, ceiling light point with decorative rose, a comprehensive range of fitted furniture and door leading into

En-Suite Shower Room

Being fitted with a four piece white suite comprising of; twin vanity sinks with storage below, corner shower cubicle and low flush WC, with tiling to walls and floor, obscure double glazed window to side, radiator, extractor and spot lights to ceiling

Bedroom Two to Rear

14' 9" x 13' 4" (4.5m x 4.06m) With double glazed window to rear elevation, radiator, ceiling light point and fitted wardrobes to eaves

Bedroom Three to Side

12' 9" x 14' 6" (3.89m x 4.42m) With double glazed window to side elevation, radiator, ceiling light point and fitted wardrobes

Four Piece Family Bathroom to Rear

Being fitted with a four piece white suite comprising; panelled bath, low flush WC bidet and vanity wash hand basin with storage below, with tiling to water prone areas, tiled flooring, obscure double glazed window to rear, radiator, dado rail and ceiling light point

Pleasant Rear Garden

A well screened and private rear garden being mainly laid to lawn with block paved patio, fencing to boundaries, large gravel driveway providing off road parking extending to garage

Double Garage

17' 6" x 21' 7" (5.33m x 6.58m) Having superb potential for annexe, home office or ancillary accommodation with ceiling strip light, up and over garage door, door to WC and wrought iron staircase to first floor

First Floor

17' 4" x 15' 6" with restricted head height (5.28m x 4.72m) With window to side

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 vendor. Current council tax band - G





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