



smarthomes



- A Beautifully Presented Detached Family Home
- Four Bedrooms
- Open Plan Lounge/Re-Fitted Kitchen/Diner
- Re-Fitted Family Bathroom & Shower Room

Dove House Lane, Solihull, West Midlands, B91 2HA

£630,000

A beautifully presented detached family home situated in a most sought after location that requires internal inspection to appreciate the accommodation on offer. The property has been completely refurbished over the past 12 months and offers accommodation comprising an open plan lounge/re-fitted kitchen/diner, utility room, guest W.C., newly fitted ground floor shower room, four bedrooms, re-fitted family bathroom, private rear garden, driveway parking and garage store.  
Council Tax Band – E. EPC Rating - 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 back from the road behind a tarmac driveway providing off road parking with a laid lawn area, planted shrubs and bushes and a UPVC double glazed door leading into



## Enclosed Porch

With stripped timber effect flooring, ceiling light point, a double glazed side window and further UPVC double glazed door leading to



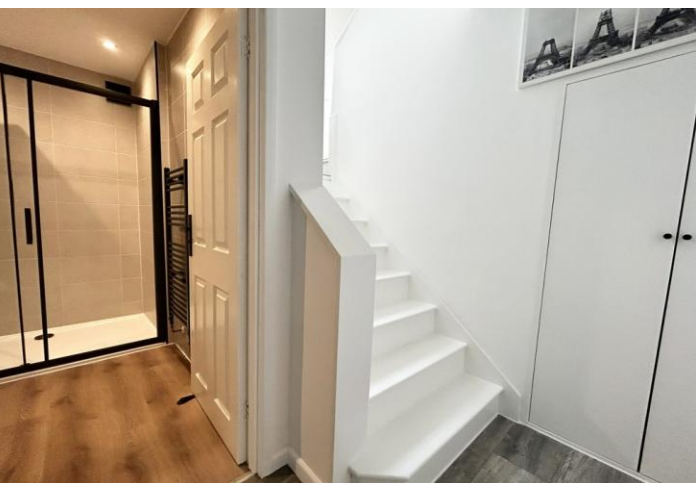
### **Entrance Hallway**

With stripped timber effect flooring, LED ceiling spot lights, radiator, stairs leading to the first floor accommodation, bespoke storage cupboard and doors leading off to

### **Open Plan Lounge/Kitchen/Diner**

#### **Lounge/Diner**

26' x 12' (7.92m x 3.66m) With a UPVC double glazed bow window to front elevation, UPVC double glazed French doors to rear garden, wood effect flooring, two wall mounted radiators, wall and ceiling light points and opening into



#### **Superb Re-Fitted Kitchen to Rear**

10' 10" x 8' 6" (3.3m x 2.59m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a sink with mixer tap over, further incorporating a 4 ring ceramic hob. Eye level double oven and grill, wood effect flooring, feature vertical radiator, ceiling spot lights, a UPVC double glazed window to the rear aspect and door to



### **Utility Room**

15' 10" x 5' 3" (4.83m x 1.6m) Fitted with a base units with a work surface over incorporating a sink and mixer tap. Space and plumbing for washing machine and tumble dryer, doors leading to the front and rear of the property, part polycarbonate roof, wood effect flooring light point and door to

### **Guest W.C**

With a low flush W.C and wall mounted gas central heating boiler

### **Superb Ground Floor Shower Room**

Being fitted with a modern white suite comprising of a large fully tiled shower enclosure, wall mounted vanity wash hand basin and a low flush W.C. Heated towel rail, wood effect panelling to wall, wood effect flooring and LED ceiling spot lights

### **Landing**

With radiator, stripped timber effect flooring, ceiling light point, obscure double glazed window to side and doors leading off to

### **Bedroom One to Front**

14' 2" x 12' 11" (4.32m x 3.94m) With double glazed window to front elevation, fitted storage cupboards, stripped timber effect flooring, radiator and ceiling light point

### **Bedroom Two to Front**

13' 7" x 12' (4.14m x 3.66m) With double glazed window to front elevation, stripped timber effect flooring, radiator, ceiling light point and a comprehensive range of fitted clothes storage units

### **Bedroom Three to Rear**

12' 4" x 12' max (3.76m x 3.66m max) With double glazed window to rear elevation, stripped timber effect flooring, radiator and ceiling light point

### **Bedroom Four to Rear**

8' 7" x 6' 2" (2.62m x 1.88m) With double glazed window to rear elevation, fitted single wardrobe, stripped timber effect flooring, radiator and ceiling light point

### **Re-Fitted Family Bathroom to Rear**

5' 7" x 5' 6" (1.7m x 1.68m) Being re-fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, wall mounted vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

### **Useful Loft Space**

Being accessed via a pull down ladder with plastered walls and ceiling and sensor ceiling light point

### **Private Rear Garden**


Being mainly laid to lawn with a feature patio area, gated side access and panelled fencing to boundaries

### **Garage Store**

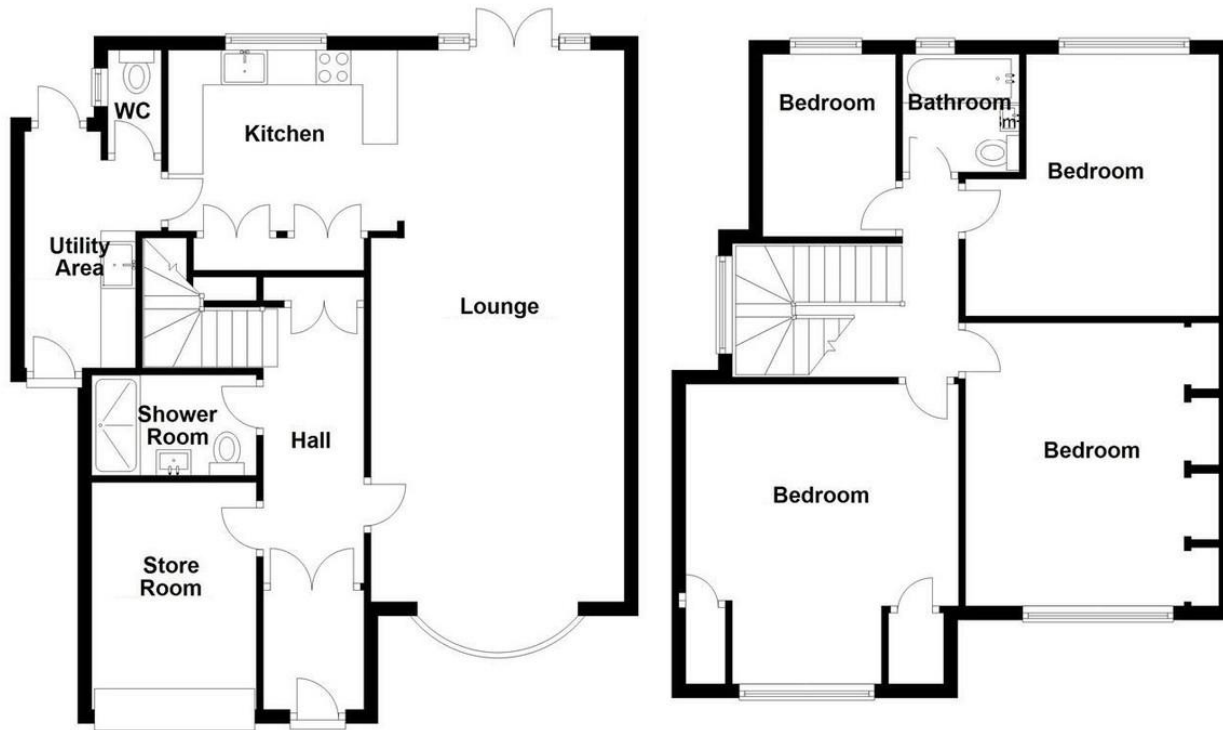
10' 9" x 7' 9" (3.28m x 2.36m) Being plastered with side hung doors to property frontage ceiling light point and courtesy door to hallway

## 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 vendor. Current council tax band – E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 





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