



Alderbrook Road, Solihull

Guide Price £999,950

xact
EXCLUSIVE

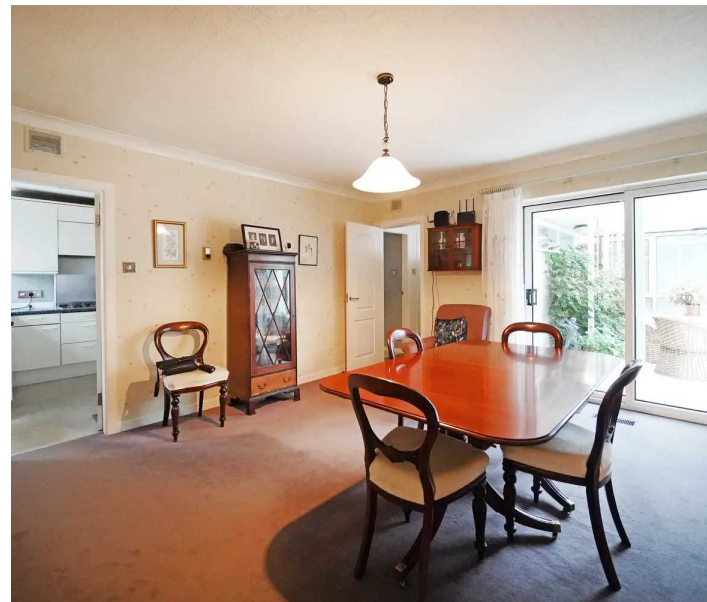




PROPERTY OVERVIEW

Situated on one of the most sought after roads in Solihull, a fantastic opportunity to purchase this spacious four bedroom detached bungalow which could have a development opportunity subject planning permission. The property has been well maintained and benefits from warm air central heating, double glazing and a superb large garden to the rear. The accommodation briefly comprises of: spacious entrance hall, guest cloakroom, living room, fitted study, workshop, dining room, fitted kitchen, conservatory, four bedrooms, ensuite bathroom, family bathroom, double garden and large established rear garden.

- Spacious Four Bedroom Detached Bungalow
- No Upward Chain
- Sought After Location
- Fantastic Development Opportunity STPP
- Five Reception Rooms
- Ensuite Bathroom & Family Bathroom
- Double Garage
- Large Established Rear Garden
- Early Viewing Essential





PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

ENTRANCE HALL

9' 11" x 8' 6" (3.02m x 2.59m)

WC

9' 5" x 4' 5" (2.87m x 1.35m)

LIVING ROOM

25' 6" x 14' 11" (7.77m x 4.55m)

STUDY

10' 8" x 8' 1" (3.25m x 2.46m)

WORKSHOP

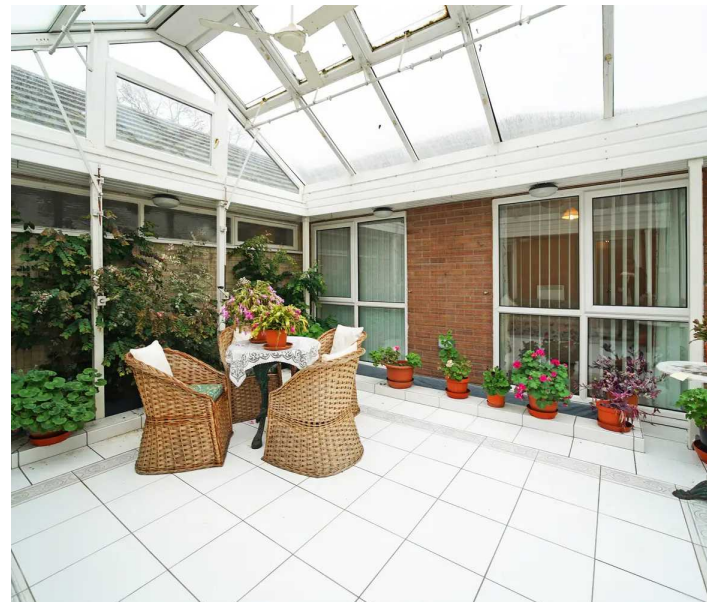
8' 11" x 8' 1" (2.72m x 2.46m)

DINING ROOM

15' 0" x 14' 9" (4.57m x 4.50m)

CONSERVATORY

16' 10" x 16' 1" (5.13m x 4.90m)



**KITCHEN**

18' 0" x 9' 11" (5.49m x 3.02m)

UTILITY ROOM

9' 5" x 8' 11" (2.87m x 2.72m)

INNER HALL**BEDROOM ONE**

14' 7" x 9' 11" (4.45m x 3.02m)

ENSUITE

9' 11" x 6' 9" (3.02m x 2.06m)

BEDROOM TWO

15' 4" x 12' 2" (4.67m x 3.71m)

BEDROOM THREE

11' 11" x 9' 1" (3.63m x 2.77m)

BEDROOM FOUR

10' 5" x 7' 11" (3.18m x 2.41m)

BATHROOM

10' 1" x 6' 10" (3.07m x 2.08m)

TOTAL SQUARE FOOTAGE

193 sq.m (2077 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE****LARGE ESTABLISHED REAR GARDEN**



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets and curtains, fitted wardrobes in three bedrooms and electric garage door.

ADDITIONAL INFORMATION

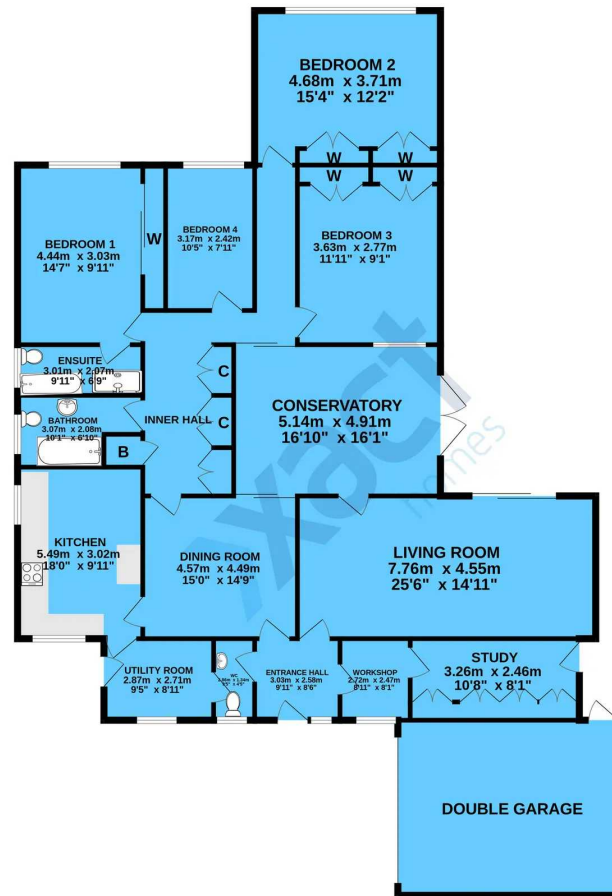
Services - water meter, mains gas, electricity and sewers.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA : 193.0 sq.m. (2077 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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