



Ashleigh Road, Solihull

Guide Price £935,000







## PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull, a fantastic opportunity to purchase this impressive seven bedroom semi detached that must be viewed internally to be appreciated. This property has been extensively updated and renovated by it's present owners, having been completely stripped back, replastered, redecorated and new flooring being placed throughout the whole house when it was first bought. Additionally, this property has been recently redecorated to the outside, a new driveway which has doubled in width compared to the old one and has been approved by Solihull Council, a brand new commercial grade boiler and heating system which is wifi enabled and has been re plumbed throughout the whole house, as well as being totally redecorated throughout. This character property stands within a five minute walk of Solihull Town Centre and Railway Station, has easy access to the M42 motorway, Birmingham International Airport and Railway Station. The accommodation briefly comprises of: impressive entrance hall, guest cloakroom, sitting room, living room, fitted kitchen with a granite work surface, snug, dining room, seven bedrooms, two bathrooms, separate WC, garage and large established west facing rear garden.







## 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

- Seven Bedroom & Two Bathroom Edwardian Semi Detached
- Most Sought After Road In Solihull
- Immaculately Maintained Throughout
- Extensively Updated And Renovated, Having Been Stripped Back, Replastered And Redecorated Throughout
- New Driveway Which Has Doubled In Width Compared To The Old One And Has Been Approved By Solihull Council
- A Brand New Commercial Grade Boiler And Heating System Which Is Wifi Enabled
- Internal Viewing Essential
- Sitting Room & Living Room
- Fitted Kitchen
- Large Established West Facing Rear Garden





## **ENTRANCE HALL**

### **WC**

6' 11" x 3' 11" (2.11m x 1.19m)

### **SITTING ROOM**

16' 3" x 15' 11" (4.96m x 4.86m)

### **LIVING ROOM**

18' 1" x 13' 5" (5.50m x 4.09m)

### **KITCHEN**

12' 4" x 10' 6" (3.76m x 3.19m)

### **SNUG**

10' 2" x 8' 11" (3.09m x 2.72m)

### **DINING ROOM**

12' 0" x 10' 7" (3.67m x 3.22m)

## **FIRST FLOOR**

### **BEDROOM ONE**

16' 3" x 15' 11" (4.96m x 4.84m)

### **BEDROOM TWO**

18' 0" x 13' 5" (5.48m x 4.10m)

### **BEDROOM THREE**

13' 7" x 8' 10" (4.14m x 2.70m)

### **BEDROOM FOUR**

13' 1" x 10' 5" (4.00m x 3.18m)

### **BATHROOM**

8' 11" x 7' 2" (2.71m x 2.19m)



## **SECOND FLOOR**

### **BEDROOM FIVE**

15' 0" x 13' 5" (4.57m x 4.08m)

### **BEDROOM SIX**

12' 4" x 12' 1" (3.76m x 3.68m)

### **BEDROOM SEVEN**

12' 11" x 9' 9" (3.93m x 2.97m)

### **BATHROOM**

8' 2" x 7' 6" (2.49m x 2.28m)

### **WC**

4' 8" x 3' 9" (1.41m x 1.15m)

### **TOTAL SQUARE FOOTAGE**

Total floor area: 254.0 sq.m. = 2734 sq.ft. approx.

### **OUTSIDE THE PROPERTY**

### **GARAGE**

15' 11" x 8' 8" (4.86m x 2.63m)

### **LARGE ESTABLISHED WEST FACING REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Rangemaster free standing cooker, extractor, Bosch microwave, dishwasher, all carpets, some curtains, some blinds, some light fittings and a garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - with ladder and lighting.

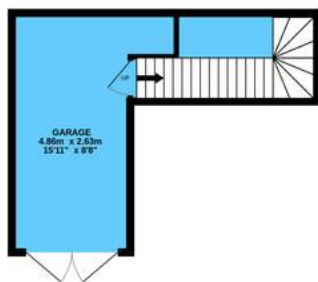
### **MONEY LAUNDERING REGULATIONS**

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.





BASEMENT



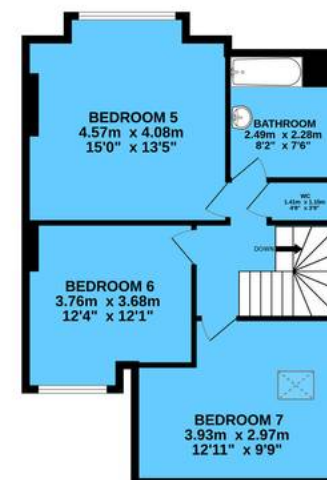
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 254.0 sq.m. (2734 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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