



Yewhurst Road, Solihull

Guide Price £675,000





PROPERTY OVERVIEW

Nestled on a generous plot, this charming and characterful three-bedroom detached bungalow presents itself as an inviting retreat in a sought-after location. Behind a large driveway and a meticulously manicured lawn foregarden, the property enjoys a serene setting and a tranquil ambience.

Upon entry via the porch, residents and guests are welcomed by an inviting entrance hallway that sets the tone for the rest of the home. The spacious living room, bathed in natural light, offers a comfortable and airy space for relaxation and entertainment. Adjoining the living area is a dining room that leads seamlessly to a conservatory, providing an ideal spot for unwinding and enjoying views of the beautiful gardens.



The kitchen boasts ample worksurfaces for culinary endeavours, while the practical utility room offers convenient access to a shower room and single garage for storage or parking needs. The property's three bedrooms, including a generously sized principal bedroom with fitted wardrobes and bedroom two with fitted wardrobes. Further complementing the sleeping quarters is a family bathroom designed for functionality and comfort.



In addition to the main living spaces, this property features a spacious loft area offering additional storage and potential to convert to an additional room (subject to future planning permission). Outside, the residence boasts a meticulously maintained rear garden adorned with an array of shrubbery and flower beds, offering a peaceful sanctuary for outdoor pursuits and al fresco relaxation.

Combining practicality with charm and set within a picturesque backdrop, this delightful bungalow presents a unique opportunity for buyers seeking a well-proportioned and character-filled home. With its blend of indoor comfort and outdoor beauty, this property is sure to captivate those in search of a tranquil and inviting living space.



- Three Bedroom Detached Bungalow
- Set Within Beautiful Gardens
- Full Of Character & Charm
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Dining Room & Conservatory
- Fitted Kitchen
- Large Driveway & Single Garage
- 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: F

Tenure: Freehold





PORCH

HALLWAY

LIVING ROOM

17' 7" x 13' 5" (5.35m x 4.08m)

DINING ROOM

12' 2" x 9' 11" (3.72m x 3.03m)

CONSERVATORY

13' 0" x 6' 10" (3.95m x 2.09m)

KITCHEN

11' 8" x 9' 11" (3.56m x 3.02m)

UTILITY

11' 10" x 10' 7" (3.61m x 3.23m)

SHOWER ROOM

PRINCIPAL BEDROOM

12' 10" x 9' 11" (3.92m x 3.03m)

BEDROOM TWO

11' 11" x 9' 3" (3.63m x 2.83m)

BEDROOM THREE

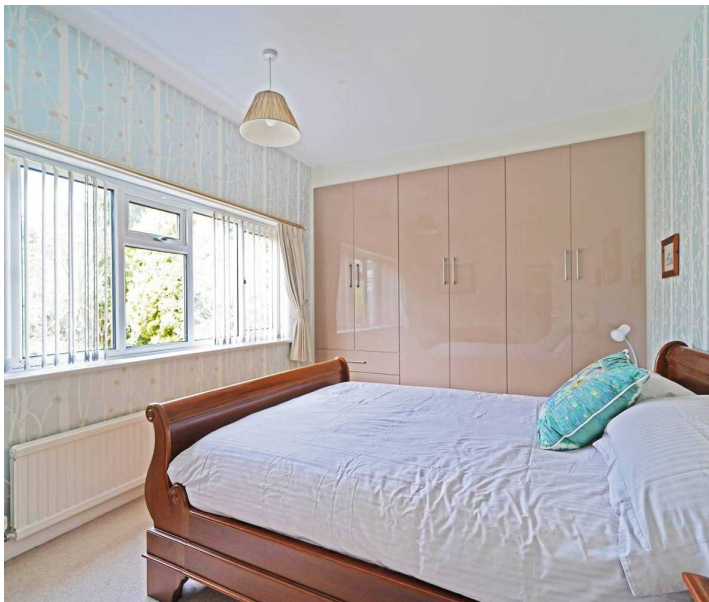
9' 5" x 8' 2" (2.88m x 2.48m)

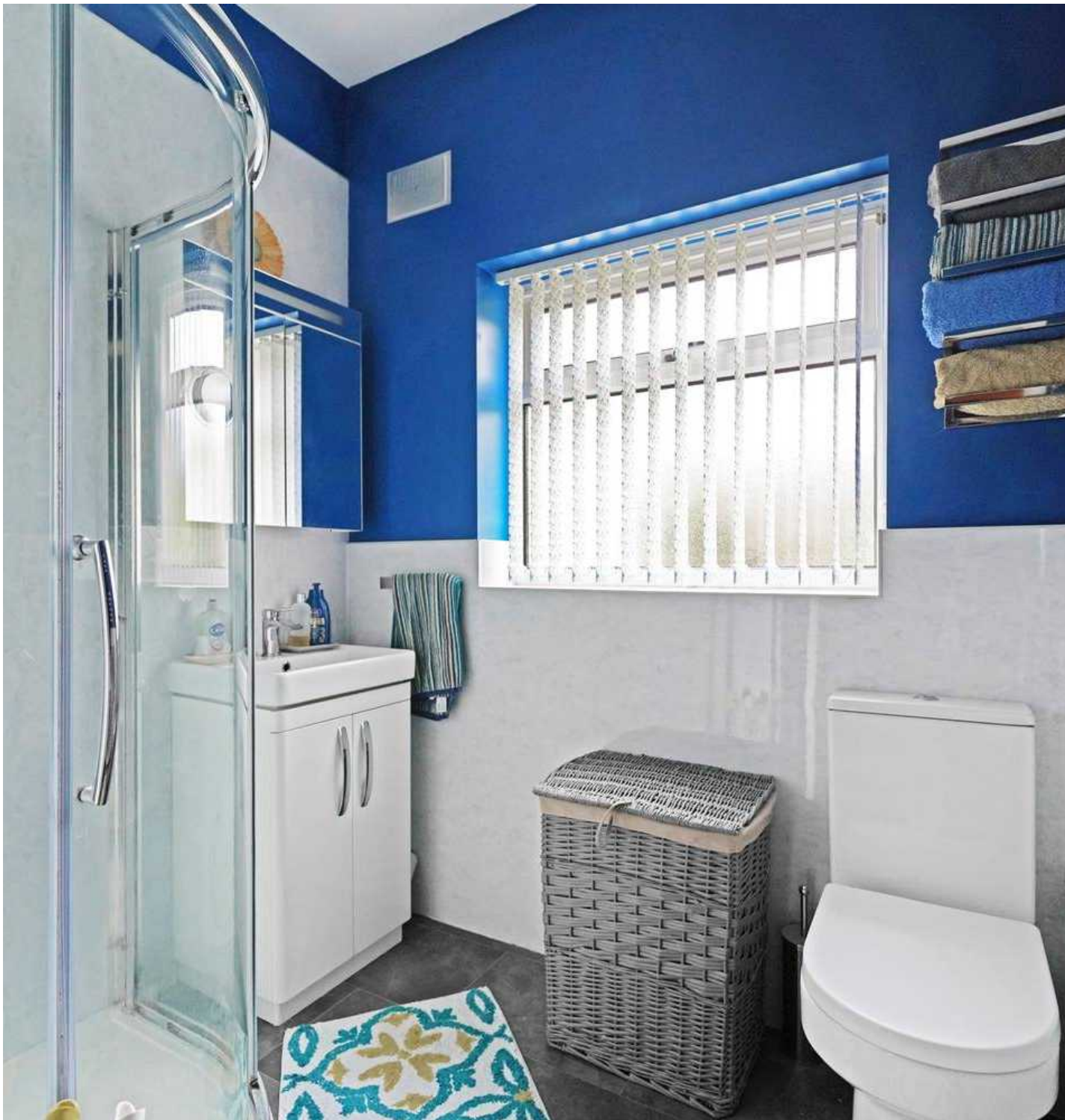
FAMILY BATHROOM

7' 8" x 7' 0" (2.34m x 2.14m)

TOTAL SQUARE FOOTAGE

Total floor area: 162.4 sq.m. = 1748 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

15' 8" x 8' 2" (4.77m x 2.49m)

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, microwave, small fridge, fridge freezer, washing machine and tumble dryer, all fitted carpets, curtains, blinds and light fittings, fitted wardrobes in bed 1 and 2, garden shed, greenhouse and electric garage door.

ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.
Loft - Boarded with ladder and lighting. Broadband - Vodafone.

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 : 162.4 sq.m. (1748 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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