



Lowbrook Lane, Tidbury Green

Offers Around £750,000

- EXCLUSIVE DEVELOPMENT
- GUEST CLOAKS WC
- LOUNGE & DINING ROOM
- MASTER BEDROOM WITH EN SUITE & DRESSING ROOM
- FAMILY BATHROOM
- ENTRANCE HALLWAY
- STUDY
- KITCHEN DINING FAMILY ROOM
- THREE FURTHER DOUBLE BEDROOMS
- LANDSCAPED REAR GARDEN & DOUBLE GARAGE WITH REAR DRIVEWAY

Lowbrook Lane is located in the small hamlet of Tidbury Green, nestling between Shirley and Earlswood this small enclave contains a variety of properties ranging from cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Woods in the opposite direction, both providing pleasant recreation areas.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

Cedar House was built by Damson Homes in 2018 as part of a small development of exclusive executive homes named Lowbrook Gardens, with bespoke fittings, underfloor heating on the whole of the ground floor and spacious rooms, the property sits back privately from a shared roadway giving access to two further executive properties to the rear, a deep set block paved front driveway is set back via landscaped dwarf box hedge front garden, a composite front door opens in to the

ENTRANCE HALLWAY

Having oak with glass panel staircase leading to first floor accommodation, recessed ceiling spot lights and oaks door into the study, guest cloaks WC, dining room, lounge and kitchen dining family room

GUEST CLOAKS WC

Having low level WC with concealed cistern, wash hand basin in vanity cupboard, ceramic wall and floor tiles and recessed ceiling spot lights

STUDY

10'3 x 7'5 (3.12m x 2.26m)

Having window to the front and ceiling light point

DINING ROOM

14'0 into bay x 11'3 (4.27m into bay x 3.43m)



Having bay window to the front, ceiling light point and recessed ceiling spot lights

LOUNGE

20'4 x 12'5 (6.20m x 3.78m)



Having bi fold doors to the rear garden, two ceiling light points, recessed ceiling spot lights and feature inset gas fire

KITCHEN DINING FAMILY ROOM



Having a bespoke range of wall, drawer and base units with inset sink and drainer with quartz worktops and matching upstands, a comprehensive range of integrated Neff appliances to include five ring gas hob with extractor over, double oven with microwave, fridge, freezer and dishwasher, recessed ceiling spot lights, down lights, spacious living dining area, windows to the side and bi fold doors onto the rear garden



UTILITY

Having wall and base units with quartz work surfaces over, integrated washing machine and tumble dryer, recessed ceiling spot lights and window to the side

GALLERIED LANDING

Having recessed ceiling spot lights, central heating radiator, loft access and doors to four double bedrooms and luxury family bathroom

MASTER BEDROOM WITH DRESSING ROOM 14'1 x 13'6 (4.29m x 4.11m)



Having window to the rear, ceiling light point, recessed ceiling spot lights, central heating radiator, fitted walk in wardrobe and door into the

EN SUITE



Having walk in shower, low level WC with concealed cistern, wash hand basin in vanity cupboard, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and window to the side

GUEST BEDROOM 19'8 into bay x 11'7 (5.99m into bay x 3.53m)



Having window to the front, two ceiling light points, central heating radiator, built in wardrobes and door into the

EN SUITE

Having walk in shower, low level WC with concealed cistern, wash hand basin in vanity cupboard, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and window to the front

BEDROOM 3 13'11 x 11'11 max (4.24m x 3.63m max)

Having window to the rear, ceiling light point, recessed ceiling spot lights, central heating radiator and built in wardrobes

BEDROOM 4 13'1 x 9'11 max (3.99m x 3.02m max)

Having window to the front, ceiling light point, central heating radiator and built in wardrobes

LUXURY FAMILY BATHROOM



Having double ended bath, walk in shower, low level WC with concealed cistern, wash hand basin in vanity cupboard, ceramic wall and floor tiles, recessed ceiling spot lights, heated towel rail and window to the side

LANDSCAPED REAR GARDEN

Having deep block set paved patio area with footpath to the rear, well stocked and established flower, shrub and herbaceous borders, central water feature, fencing to boundaries, gated side access and courtesy door to the rear double garage

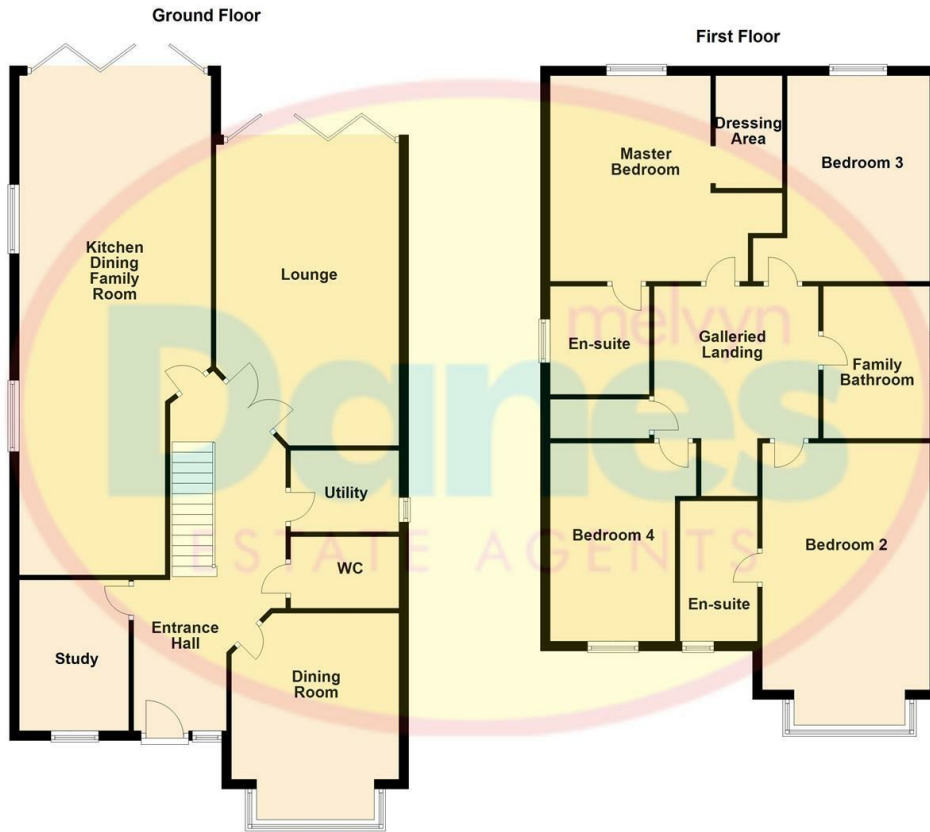
REAR DOUBLE GARAGE 16'10 x 16'5 (5.13m x 5.00m)

Having light and power, courtesy door to the garden and electric up and over door to the rear driveway

REAR DRIVEWAY

FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



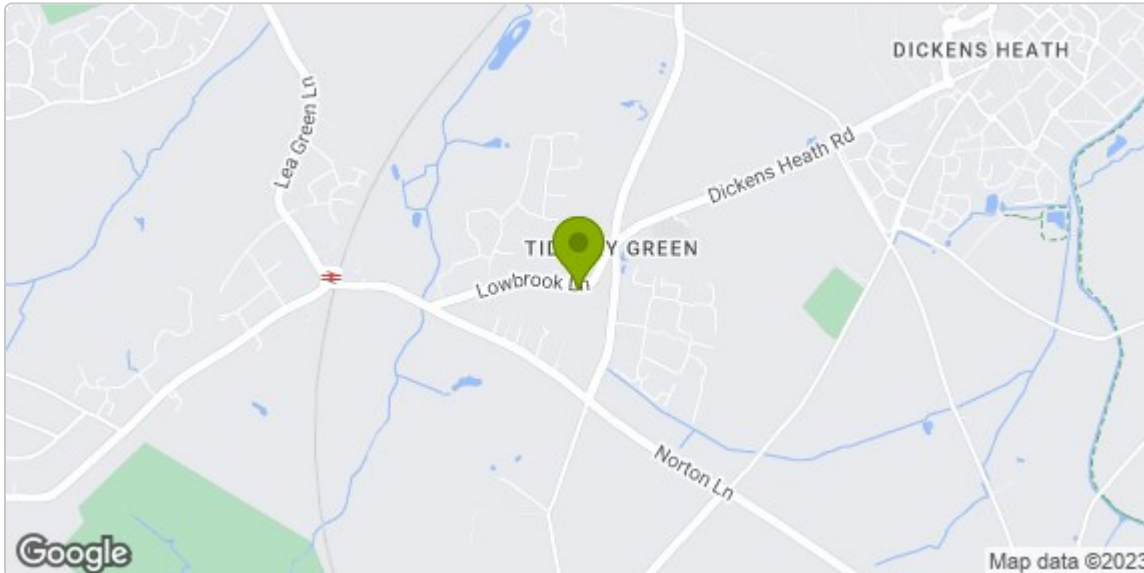
TENURE: We are advised that the property is Freehold.

COUNCIL TAX BAND: G

VIEWING: By appointment only with the office on the number below.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008: These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



Full Postal Address:
25 Lowbrook Lane Tidbury
Green Solihull B90 1QR

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	