

HUNTERS[®]

HERE TO GET *you* THERE



Granby Close

Solihull, B92 7DP

Offers In The Region Of £440,000



3



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2



D

Council Tax: E



21 Granby Close

Solihull, B92 7DP

Offers In The Region Of £440,000



A contemporary, refurbished & extended detached house, set within a cul de sac.

The home is walking distance of the West Warwickshire sports grounds & convenient for Olton train station & Solihull town centre.

This three bed home comprises; reception hallway with stairs rising to the first floor landing & access into lounge, kitchen/diner & W.C. The lounge enjoys a dual aspect outlook, with wood effect flooring & useful under-stairs storage cupboard.

The kitchen/diner has been re-fitted, with wood effect flooring, double doors out onto the patio area & courtesy access into the garage.

To the first floor, the landing leads on to three bedrooms & the high specification shower room, with shower, W.C & pedestal wash basin.

Bedrooms one & two both have built in cupboards.

Externally, there is driveway for multiple vehicles, side by side & a garage with an up & over door.

The rear garden has been landscaped & is low maintenance, fenced & enclosed, with side access, patio area & a useful workshop/shed.

Solihull is situated in the heart of England & is considered a sought-after residential area, due to its convenient proximity to a number of amenities to include – the NEC arena, Birmingham International airport, train stations, private & public hospitals, sixth forms & colleges, golf courses, Touchwood shopping centre & Resorts World, as well as

boutique shops.

Solihull High Street is tree-lined & has a range of restaurants, bars & coffee shops to choose from. Solihull is under 20 miles from Shakespeare's Stratford upon Avon- the gateway to the Cotswolds, Birmingham city centre & historic Leamington Spa.



Road Map



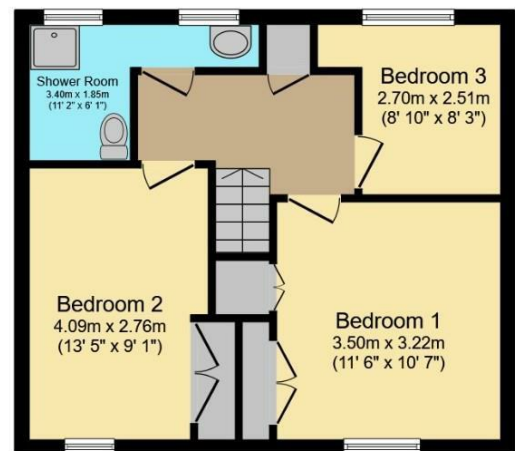
Hybrid Map



Terrain Map



Floor Plan



Ground Floor

First Floor

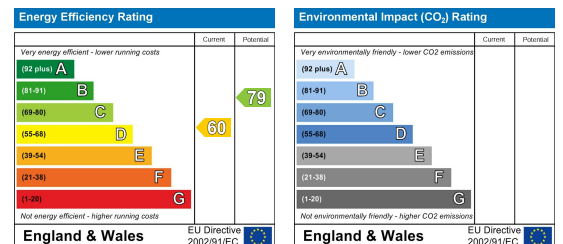
Total floor area 113.4 m² (1,221 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
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