

HUNTERS®

HERE TO GET *you* THERE



Heath Drive

Shirley, Solihull, B90 4DN

Offers Over £615,000



Council Tax:



6 Heath Drive

Shirley, Solihull, B90 4DN

Offers Over £615,000



Introduction

Explore this stunning, fully extended four-bedroom family home, perfectly situated for convenience. Featuring a spacious open-plan kitchen and living area, along with a generous lounge, this property has been finished to an exceptional standard throughout.

Step into the inviting hallway of this exceptional family home, where French doors lead into a bright and elegant living room, enhanced by a large bay window. The open-plan kitchen, dining, and living area seamlessly blend style and practicality, featuring well-maintained integrated appliances and bi-fold doors that open onto a delightful patio and garden. A guest cloakroom and integrated garage complete the thoughtful design of the ground floor.

Upstairs, discover four spacious double bedrooms designed with comfort in mind. The principal bedroom boasts built-in wardrobes and a sleek en-suite shower room, while the second largest bedroom offers access to a Jack-and-Jill bathroom, which also connects to the landing. The third and fourth bedroom benefits from fitted wardrobes, providing ample storage. This upper level perfectly balances privacy and sophistication, creating an ideal retreat for both family and guests.

Entrance Hall

Featuring LED ceiling spotlights, a radiator, and a door leading to the garage, lounge, and kitchen. There is also a door leading to the WC and stairs providing access to the first-floor accommodation.

Lounge

The room features a double-glazed window to the front elevation, allowing plenty of natural light. It also includes a ceiling light point, a wood burner, a radiator, and under-bench storage.

Modern Fitted Kitchen

The kitchen is fitted with a range of wall, base, and drawer units, complemented by a work surface incorporating a 1 1/2 bowl sink with drainer and mixer tap. It also features a 5-ring gas hob with an extractor hood above, a Bosch eye-level double oven and grill, and integrated dishwasher and fridge/freezer. Tiling to the splashback areas, LED ceiling spotlights, and a UPVC double-glazed window to the side aspect complete the space.

Guest W.C

The bathroom is fitted with a modern white suite, including a low flush WC and a vanity wash hand basin, tiling to the splashback areas, a chrome heated towel rail and LED ceiling spotlights.

Bedroom One

The room features two double-glazed windows to the front elevation, a radiator, and a ceiling light point. Fitted wardrobes are included, and there's a door leading to the modern white suite, which comprises a shower enclosure, vanity wash hand basin, and a low flush WC. Additional features include a chrome heated towel rail, tiling to splash-prone areas and the floor, ceiling spotlights, and an obscure double-glazed window to the side elevation.

Bedroom Two

The room includes double-glazed windows to the front elevation, fitted wardrobes with sliding doors, a

radiator, a ceiling light point, and a Jack and Jill entrance to the family bathroom.

Bedroom Three

The room includes double-glazed windows to the rear elevation, fitted wardrobes, a radiator and ceiling light point,

Bedroom Four

The room includes double-glazed windows to the rear elevation, fitted wardrobes, a radiator and ceiling light point,

Modern Family Bathroom

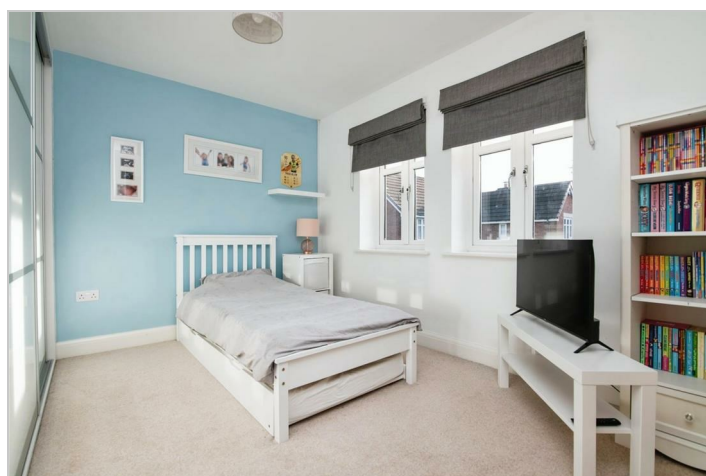
The bathroom is fitted with a modern white suite, including a bath with shower over, a wash hand basin, and a low flush WC. It also features an LED mirror, chrome heated towel rail, full-height tiling, ceiling spotlights, and an obscure double-glazed window to the front elevation.

Private Landscaped Rear Garden

The garden is mainly laid to lawn, with a paved patio area and panelled fencing to the boundaries. There is gated side access for additional entry.

Open Plan Diner

The room features double-glazed bi-folding doors leading to the rear garden, wall-mounted radiators, ceiling light points, and skylights.



Road Map



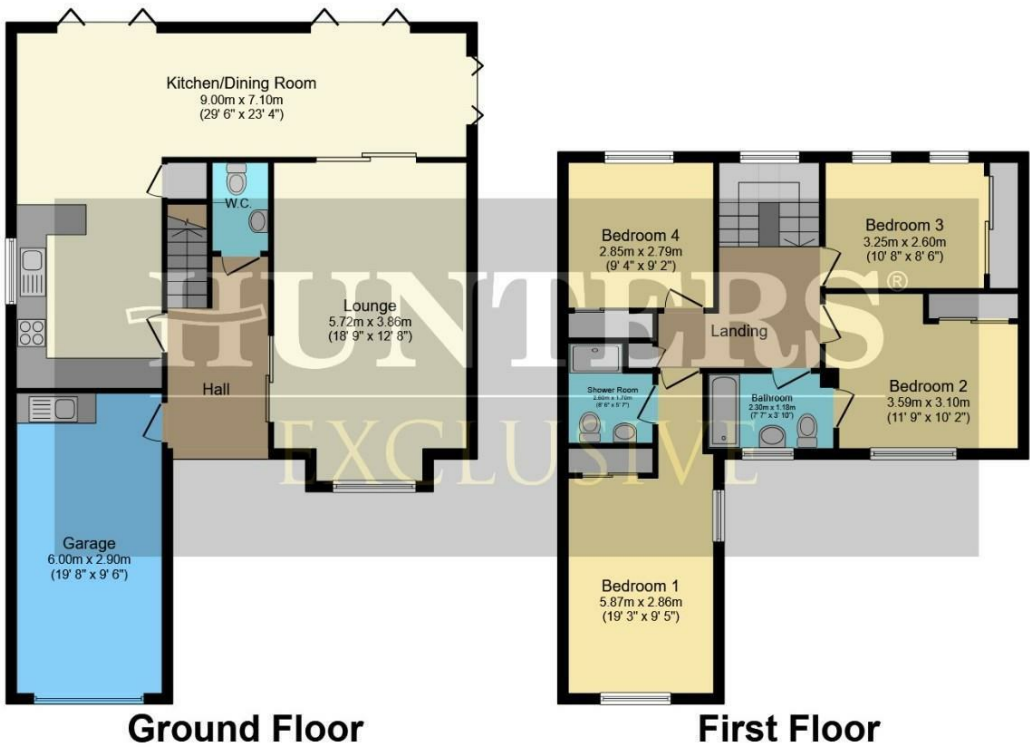
Hybrid Map



Terrain Map



Floor Plan



Total floor area 156.1 m² (1,680 sq.ft.) approx

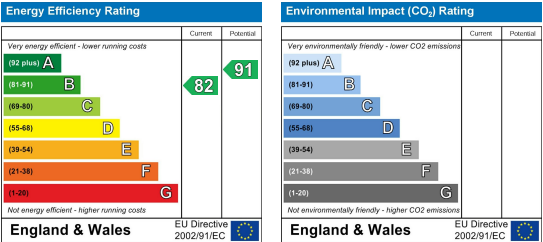
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

Powered by www.focalagent.com

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.