

HUNTERS®

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Poolfield Drive

Solihull, B91 1SH

Offers Over £785,000



Council Tax: F



4 Poolfield Drive

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Lounge

24'1 x 13'5 (7.34m x 4.09m)

Featuring double-glazed windows to both the front and rear elevations, this room is beautifully enhanced by elegant wood flooring, a stylish gas fireplace, and contemporary ceiling light fittings

Reading Room

11'1 x 11'0 (3.38m x 3.35m)

With a double-glazed window overlooking the rear garden, this room includes attractive wood flooring, a ceiling light point, central heating radiator, and convenient access to both the lounge and kitchen via internal doors

Kitchen

21'9 x 8'10 (6.63m x 2.69m)

Fitted with a range of matching wall and base units, this modern kitchen benefits from double-glazed windows to the front and side elevations, stylish tiled flooring, recessed ceiling spotlights, and a selection of integrated appliances offering both functionality and a sleek finish.

Guest WC

Wood flooring, radiator, ceiling light, central heating controls, burglar alarm, toilet and wash basin

Bedroom One

15'11 x 12'6 (4.85m x 3.81m)

This well-presented bedroom features a double-glazed window to the front elevation, fitted wardrobes providing ample storage, a central heating radiator, ceiling light point, and is fully carpeted throughout. A door offers direct access to the en-suite bathroom

En-suite Bathroom

Frosted double-glazed window to the front, white panelled bath with shower over, WC with concealed cistern and push button flush two wash basins with vanity units, ceiling spotlights, extractor fan, ladder radiator/towel rail.

Bedroom Two

11'1 x 10'8 (3.38m x 3.25m)

Enjoying views over the rear garden through a double-glazed window, this comfortable room includes a ceiling light point, central heating radiator, and is fully carpeted for a cosy finish

Bedroom Three

11'1 x 8'10 (3.38m x 2.69m)

Double-glazed window to rear elevation, ceiling light point, central heating radiator and carpeted throughout.

Bedroom Four

11'0 x 8'0 (3.35m x 2.44m)

Double-glazed window to rear elevation, ceiling light point, central heating radiator and carpeted throughout.

Bathroom

10'4 x 6'8 (3.15m x 2.03m)

Features a double-glazed window to the front elevation, fully tiled walls, and stylish ceiling spotlights. It is fitted with a panelled bath, corner shower cubicle with pressure shower, hand wash basin with built-in storage, low-level WC, a chrome heated towel radiator, and laminate flooring.

Double Garage

with up and over door, light, power points, water tap,

Worcester Bosch boiler, Shelves for storage, side door to passage and double glazed window to side.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate

Rear Garden

with full width paved patio in Cotswold stone, circular feature steps, shaped lawn, feature pergola with tree canopy, well-stocked borders with mature shrubs and trees.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor

First Floor

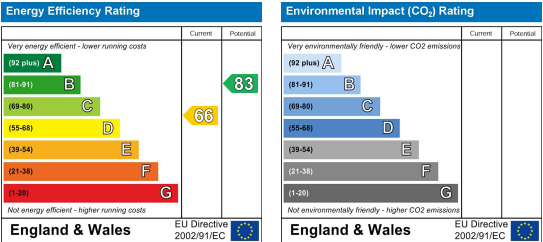
Total floor area 144.9 sq.m. (1,560 sq.ft.) approx

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



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