

HUNTERS[®]

HERE TO GET *you* THERE



St. Peters Lane

Bickenhill, Solihull, B92 0DR

Guide Price £550,000



Council Tax: D



1 Grange Cottages St. Peters Lane

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Guide Price £550,000



LOCATION

Bickenhill is a village in the civil parish of Bickenhill and Marston Green, in the Metropolitan Borough of Solihull and is located south of the A45 road. The Church of England parish church of St Peter is Norman and was built in 1140. The village is surrounded by open greenbelt countryside yet is well placed for the M42 and M6 which leads to the Midlands motorway network, centres of commerce and culture, the NEC, International Airport and railway station. Balsall Common and Hampton-in-Arden are neighbouring villages, whilst Solihull, Knowle and Kenilworth provide further and more comprehensive local amenities.

DESCRIPTION

The property is best approached from the A45 (Coventry Road) traffic roundabout by Birmingham International Airport, turning off onto the B4438 Catherine-de-Barnes Lane (signposted Bickenhill & Solihull), bear left into St Peters Lane and follow the round about to the right, where the property is located on the right hand side, opposite a telephone box. (There is currently no access through Bickenhill).

This three bedroomed semi-detached property, surrounded by open countryside, is approached over a tarmac driveway and comprises:

ON THE GROUND FLOOR

Front Porch

Entrance door with side windows leads into the Porch, having door opening into the Hallway.

Hallway

Having doors to Living Room and Kitchen and leading to

Cloaks/Storage Area (front)

8'2" x 3'4" (2.51m x 1.03m)

Having window to front.

Living Room (front)

27'6" x 9'9" (8.38m x 2.97m)

Having bay window overlooking front garden, feature brick fireplace with fitted gas fire and brass canopy above, and central heating radiator. This room leads into the Sun Lounge.

Sun Lounge (rear)

10'4" x 8'2" (3.17m x 2.50m)

Having full height window overlooking rear garden. Archway leads through to the

Dining Area (rear)

13'6" x 8'2" (4.12m x 2.50m)

Having French doors with side windows opening to the rear garden, central heating radiator, serving hatch to the Kitchen and door leading to the

Rear Porch (rear)

Having useful cupboard off and access to

Separate Shower Room

Having shower , wash hand basin and WC.

Fitted Kitchen (side)

10'9" x 12'9" (3.30m x 3.9m)

Having range of white units with complimentary work surfaces incorporating stainless steel sink unit, base and wall cupboards, electric double oven, electric hob with fan above, space for washing machine, tumble dryer and fridge under work surface.

ON THE FIRST FLOOR

Stairs lead up from the Hallway to the Landing, off which lead:

THREE BEDROOMS & FAMILY BATHROOM

Bedroom 1 (rear)

13'10" x 9'8" (4.24m x 2.96m)

Having central heating radiator.

Bedroom 2 (rear)

11'6" x 9'8" (3.51m x 2.96m)

Having fitted wardrobes.

Bedroom 3 (front)

9'10" x 8'6" (3.01m x 2.60m)

Having fitted wardrobes.

Family Bathroom

5'11" x 5'10" (1.81m x 1.80)

Having matching suite comprising panelled bath with hand held shower attachment, pedestal wash hand basin and WC.

Tel: 01564 770707

OUTSIDE

Detached Double Garage

16'5" x 8'6" (5.00m x 2.59m)

Having storage area at the back of the garage, power and light and useful inspection pit underneath the floor of the garage. Additional parking for up to 10 cars.

Rear Garden

Being mainly laid to lawn, with mature shrubs, trees and fencing surround.

GENERAL INFORMATION

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 D.

SERVICES

Hunters understands from the vendor that mains drainage, 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. The property has oil-fired central heating and the oil tank is located behind the double garage.

REFERRAL FEES

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, they may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

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.



Road Map



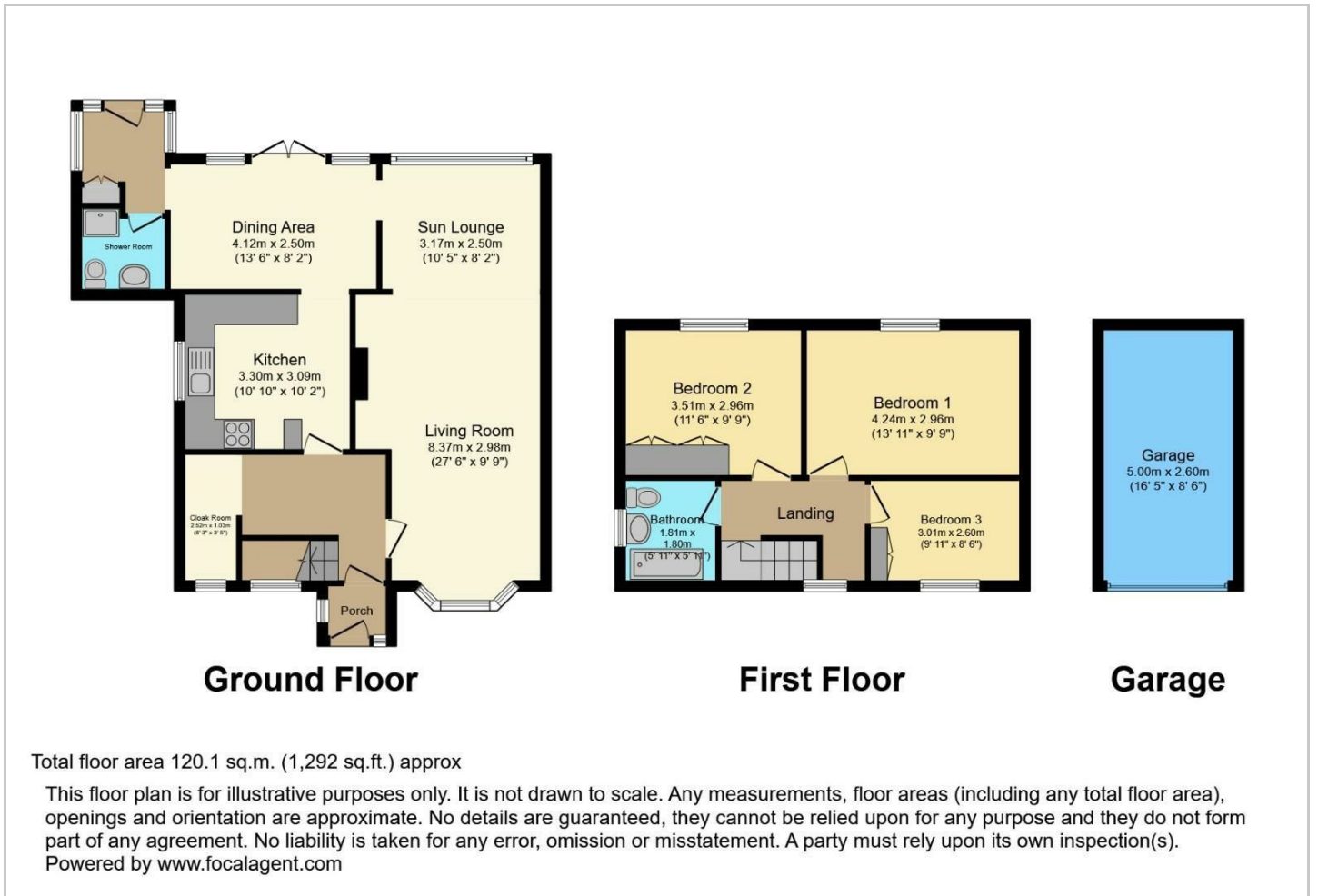
Hybrid Map



Terrain Map



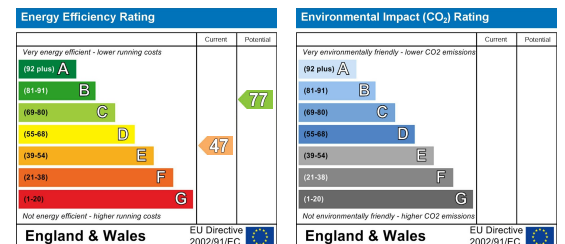
Floor Plan



Viewing

Please contact our Hunters Knowle Office on 01564 770707 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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