



48 SAMBOURN CLOSE, SOLIHULL, B91 2SA

ASKING PRICE OF £475,000

EPC: C Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- Detached Family Residence
- Four Good Size Bedrooms
- Well Presented
- Convenient Location
- Central Heating & Double Glazing
- Attractive Kitchen
- Attractive Bathroom/Shower Room
- Superb Gardens



Situated in a popular and sort after location. Benefitting from gas central heating and double glazing. The accommodation briefly comprises: carport/canopied entrance, reception hallway, guest wc, attractive lounge with feature fireplace and bay window, separate dining room, modern fitted kitchen/diner with integrated cooking appliances, first floor

landing, four good size bedrooms, modern family bathroom/shower room with four piece suite. Outside to the front is lawn garden with a drive accommodating several vehicles, carport and tandem garage. To the rear is a delightful enclosed landscaped lawn garden with patio areas, well stocked herbaceous borders with a variety of plants, trees and shrubs. A vegetable patch and greenhouse. Highly recommended for viewing.

RECEPTION HALL

GUEST CLOAKROOM/WC

LOUNGE 19' 3" x 9' 10" (5.87m x 3.00m)

With feature granite effect fireplace and coal effect gas fire. Bay window.

DINING ROOM 10' 0" x 9' 10" (3.07m x 3.00m)

Double glazed patio doors to rear.

KITCHEN/DINER 13' 8" x 8' 9" (4.17m x 2.67m)

Attractive fully fitted base and wall cupboard units. Integrated cooking appliances, dishwasher and stainless steel one and a half bowl sink unit.

FIRST FLOOR LANDING

BEDROOM ONE 11' 3" x 9' 1" (3.43m x 2.77m)

BEDROOM TWO 10' 2" x 10' 2" (3.12m x 3.10m)

BEDROOM THREE 9' 8" x 8' 11" (2.97m x 2.74m)

BEDROOM FOUR 8' 9" x 7' 8" (2.67m x 2.36m)

FAMILY BATHROOM/WC WITH SHOWER CUBICLE An

attractive four piece fitted suite with shower cubicle, feature oval bath, wash hand basin and wc. Feature tiling.

OUTSIDE

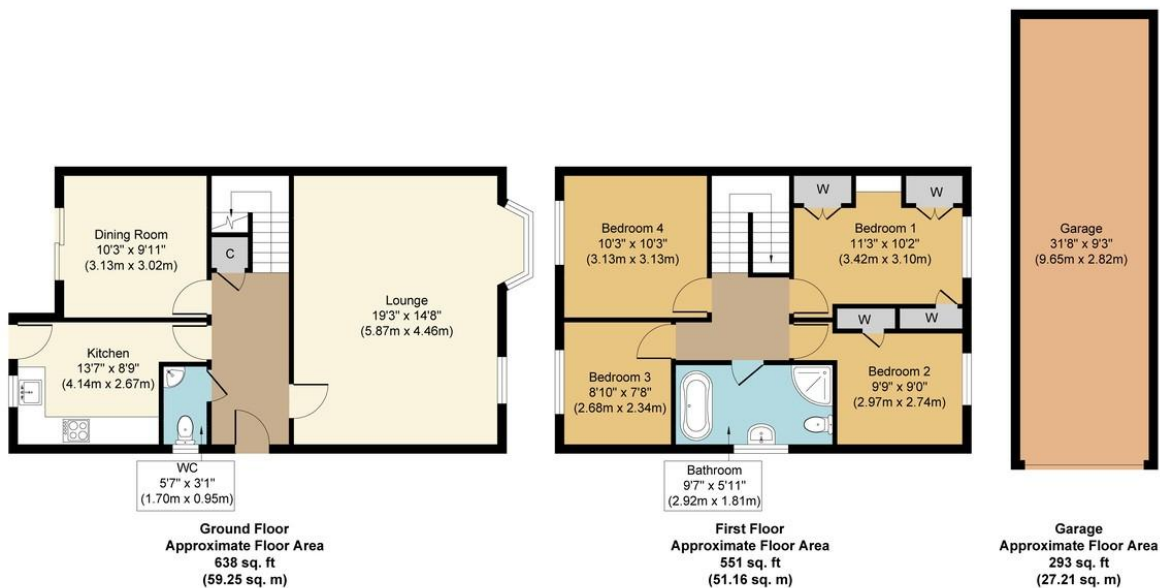
FRONT Attractive lawned fore garden. Drive for several cars, carport.

TANDEM GARAGE 31' 7" x 9' 1" (9.65m x 2.79m)

ENCLOSED REAR GARDEN Attractive lawned garden with paved patio areas. A delightful space with well stocked borders hosting a variety of plant, trees and shrubs. A vegetable patch and greenhouse.



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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