

100 Grange Road

Solihull, B91 1DA





FOUR BEDROOM DETACHED RESIDENCE WITH PLANNING PERMISSION FOR EXTENSIONS

- NO UPWARD CHAIN
- Four Bedrooms
- Large Driveway and Double Garage
- Spacious Lounge
- Double Garage
- Family Bathroom
- Sought After Location
- Close To Local Amenities
- Potential To Extend
- Planning Permission Obtained

ACCOMMODATION

A spacious four bedroom detached residence in a popular area of Solihull with approved planning permission for a vast house of 4300 sq ft (REF PL/2024/01034/MINFHO).

Ideally positioned within easy reach of Solihull town centre and Dovehouse Parade with excellent local schools.

The accommodation briefly comprises of a spacious hallway and lounge with patio doors to rear garden. Dining room, kitchen and downstairs WC.

Upstairs the property features four bedrooms and a family bathroom.

This property has gas central heating.

To the front there is a large driveway with ample parking, leading to a double up and over garage door.

To the rear there is a substantially sized garden which has a large patio area and is mainly laid to lawn with shrubbery and trees.



APPROACH

Large driveway with lawn and shrubbery.

HALLWAY

Parquet flooring with wall lights and doors leading to:

LOUNGE

26' 2" x 12' 11" (7.979m x 3.945m) An impressive large lounge with bay window to front, patio doors to rear, wall lights and a coal effect gas fire.

DINING ROOM

18' 7" x 8' 8" (5.671m x 2.659m)

Entered via an archway from the lounge or from the hallway with a UPVC window to rear.

KITCHEN

17' 8" x 8' 10" (5.389m x 2.697m) A modern fitted kitchen with space for a dishwasher, range cooker and fridge. UPVC window to rear.

DOWNSTAIRS WC

With a low level WC, vanity sink and window to side.

MASTER BEDROOM

13' 8" x 15' 8" (4.185m x 4.793m) A spacious master bedroom with fitted wardrobes, shower cubicle and sink.

BEDROOM TWO

11' 11" x 10' 9" (3.651m x 3.281m) UPVC window to rear and fitted wardrobes.

BEDROOM THREE

14' 4" x 8' 0" (4.382m x 2.449m) UPVC window to rear and fitted wardrobes.

BEDROOM FOUR

10' 4" x 6' 5" (3.157m x 1.975m) UPVC window to rear.

LANDING

A good sized landing with a storage cupboard and loft hatch.

BATHROOM

Comprises of a bath, shower cubicle, low level WC, sink and windows to rear and side.

GARDEN

An impressive large garden with a good sized patio area, which is mainly laid to lawn with shrubbery and trees.

DOUBLE GARAGE

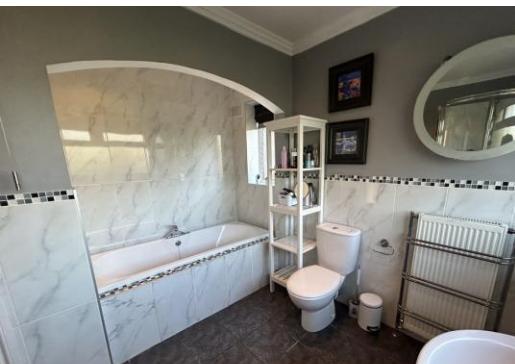
Double garage with lights and power points.

SIDE ENTRANCE

Side entrance accessed via the kitchen with side gate to front.









Asking Price Of £850,000

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)

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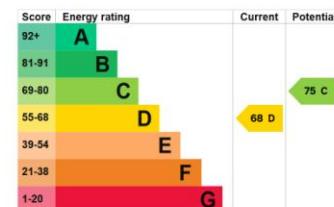


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Floorplan – For identification purposes only



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