



Solihull Lane, Birmingham





Property Description

Burchell Edwards are proud to present this three bedroom detached property in Hall Green. The property has lots of potential to extend the property subject to planning permission, whilst also being a large home in its current state.

The location of this property provides great access to amenities such as shops and schools, it has good transport links including Yardley Wood Train Station and the Stratford Road & Streetsbrook road providing access to the City Centre, M42 motorway and Solihull town.

Accommodation comprising, porch, entrance hallway, front reception, lounge, kitchen, utility area with downstairs shower room, first floor comprising of three double bedrooms, family bathroom and stairs to a functional loft room. There is a garage and large driveway to the front of the property and a large well presented garden to the rear.

Approach

Tarmac drive, flowerbed and side access.

Entrance Porch

Opaque double glazed door to front aspect, opaque double glazed windows to front and side aspect, ceiling light and lino floor.

Entrance Hall

Opaque double glazed door to front aspect, double glazed window to front aspect, carpet, ceiling light, central heating radiator and under-stairs storage.

Lounge

17' 5" into bay x 11' 4" into chimney recess (5.31m into bay x 3.45m into chimney recess)
Double glazed patio doors leading to the garden, central heating radiator, ceiling light, TV point, gas fire and carpet.

Dining Room

14' 2" into bay x 12' 1" into chimney recess (4.32m into bay x 3.68m into chimney recess)
Double glazed bay window to front aspect, central heating radiator, ceiling light, telephone point and two wall lights.

Kitchen

14' 4" x 7' 6" (4.37m x 2.29m)
Double glazed patio doors to rear aspect, a range of wall and base units with work surfaces over, a one and a half bowl stainless steel sink and drainer, gas cooker point, central heating radiator, laminate floor, ceiling light and tiled to splashback areas.

Utility Room / Second Kitchen

12' 1" max x 3' 6" (3.68m max x 1.07m)
Doors leading to the garden and garage, wall and base units with work surfaces over, stainless steel sink and drainer, gas cooker, central heating radiator, extractor fan, space and plumbing for a washing machine and tiled to splashback areas.

Wet Room

Double glazed window to side aspect, wet room style shower, WC, hand wash basin, fully tiled, ceiling light and chrome heated towel rail.

Landing

Opaque double glazed window to side aspect, carpet, stairs to the loft room, stairs from the hallway and ceiling light.

Bedroom One

14' 4" max x 11' 2" max (4.37m max x 3.40m max)
Double glazed window to rear aspect, fitted wardrobes, central heating radiator, ceiling light and carpet.

Bedroom Two

13' 4" into bay x 11' 2" max (4.06m into bay x 3.40m max)
Double glazed bay window to front aspect, fitted wardrobes, central heating radiator, ceiling light and carpet.

Bedroom Three

10' 9" x 7' 6" (3.28m x 2.29m)
Double glazed window to rear aspect, fitted wardrobes, central heating radiator and carpet.

Bathroom

Opaque double glazed window to rear aspect, bath with mixer tap, shower cubicle, WC, hand wash basin, fully tiled, ceiling lights and chrome heated towel rail.

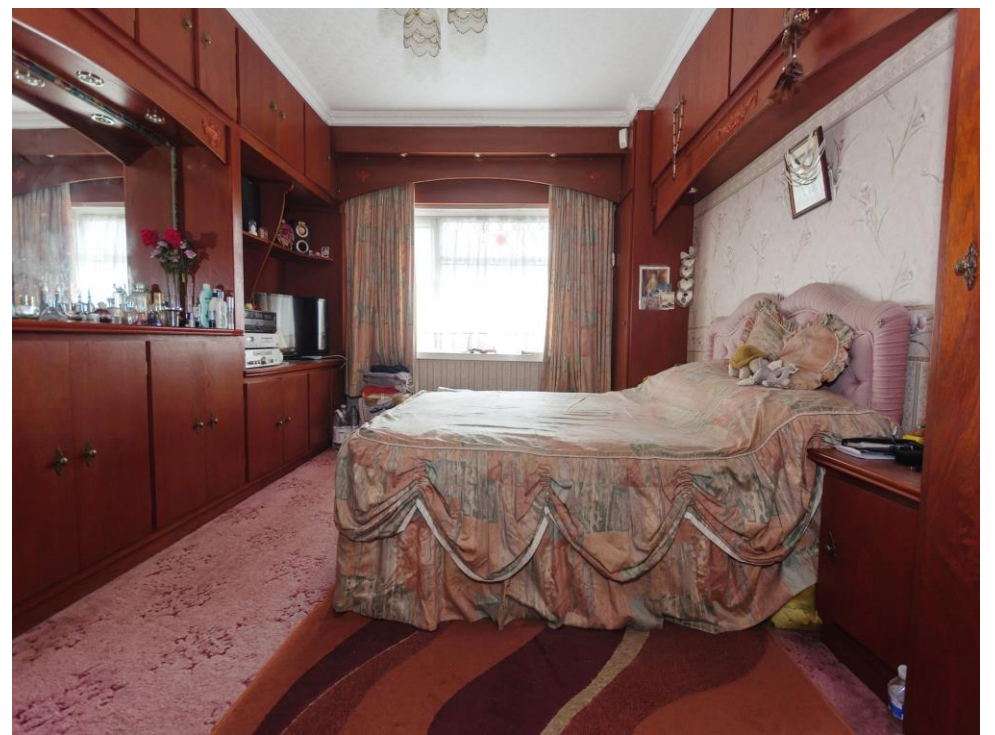
Loft Room

11' 2" at waist height x 19' 2" at waist height (3.40m at waist height x 5.84m at waist height)
Split into two rooms with restricted head height towards the eaves, two double glazed windows to side aspect, eaves storage, ceiling light and carpet.

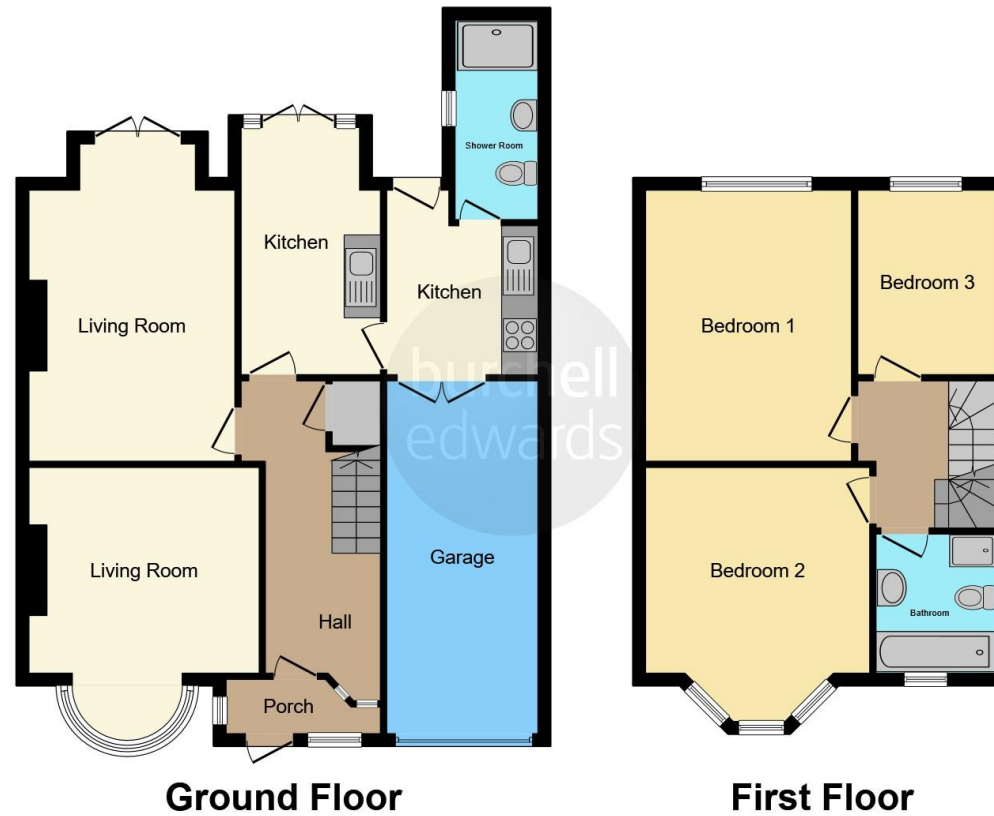
Garden

Block paved patio, lawn, shrubs and plants, outside tap and access to the front.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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