



St. Helens Road
Solihull





Property Description

Nestled in the heart of Solihull, this charming four bedroom detached family home boasts an expansive plot and an existing extension with further potential for expansion. Inside, three reception rooms offer versatile spaces for living and entertainment. The large, well maintained garden includes a secure gate providing direct access to park and woodland. The property has been fully renovated and modernised yet presents a unique canvas for personalised enhancement and comfortable living. Benefiting from excellent schools, public transport and easy motorway access.

Approach

Driveway and mature front garden.

Porch

Double glazed door to front aspect, double glazed window to front aspect and lights.

Entrance Hallway

Single glazed door to front aspect, single glazed window to front aspect, understairs cupboard and central heating radiator.

Dining Room

11' x 15' into bay window (3.35m x 4.57m into bay window)
Double glazed bay window to front aspect, TV points and central heating radiator.

Lounge

11' x 17' into window recess (3.35m x 5.18m into window recess)
Double glazed patio doors to rear aspect, TV points and central heating radiator.

Breakfast Room

.13' x 7' (3.96m x 2.13m)
Double glazed window to rear aspect and central heating radiator.

Kitchen

8' into window recess x 14' into window recess (2.44m into window recess x 4.27m into window recess)
Fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, free standing electric oven, gas hob, plumbing for dishwasher, space for fridge & freezer and central heating radiator.

Utility Room

8' x 5' into door recess (2.44m x 1.52m into door recess)
Range of wall and base units, plumbing for washing machine and space for tumble dryer.

Side Passage

Covered side passage/lean to with door to front and single glazed door to rear, water tap and:

Downstairs W.C.

WC, hand wash basin and fully tiled.

Landing

Double glazed window to front aspect, two loft access both with pull down ladders and lights and central heating radiator.

Bedroom One

11' x 17' into window recess (3.35m x 5.18m into window recess)

Double glazed window to rear aspect, TV points and central heating radiator.

Bedroom Two

11' x 15' into bay window recess (3.35m x 4.57m into bay window recess)

Double glazed bay window to front aspect, TV points and central heating radiator.

Bedroom Three

10' x 11' into window to recess (3.05m x 3.35m into window to recess)

Double glazed window to rear aspect and central heating radiator.

Bedroom Four

10' x 10' into window recess (3.05m x 3.05m into window recess)

Double glazed window to front aspect, into eaves storage and central heating radiator.

Family Bathroom

Double glazed window to rear aspect, bath with shower over, hand wash basin, part tiled and central heating radiator.

Separate W.C

Double glazed window to front aspect and W.C

Garage

14' 11" x 8' (4.55m x 2.44m)

Up and over door, power and lights.

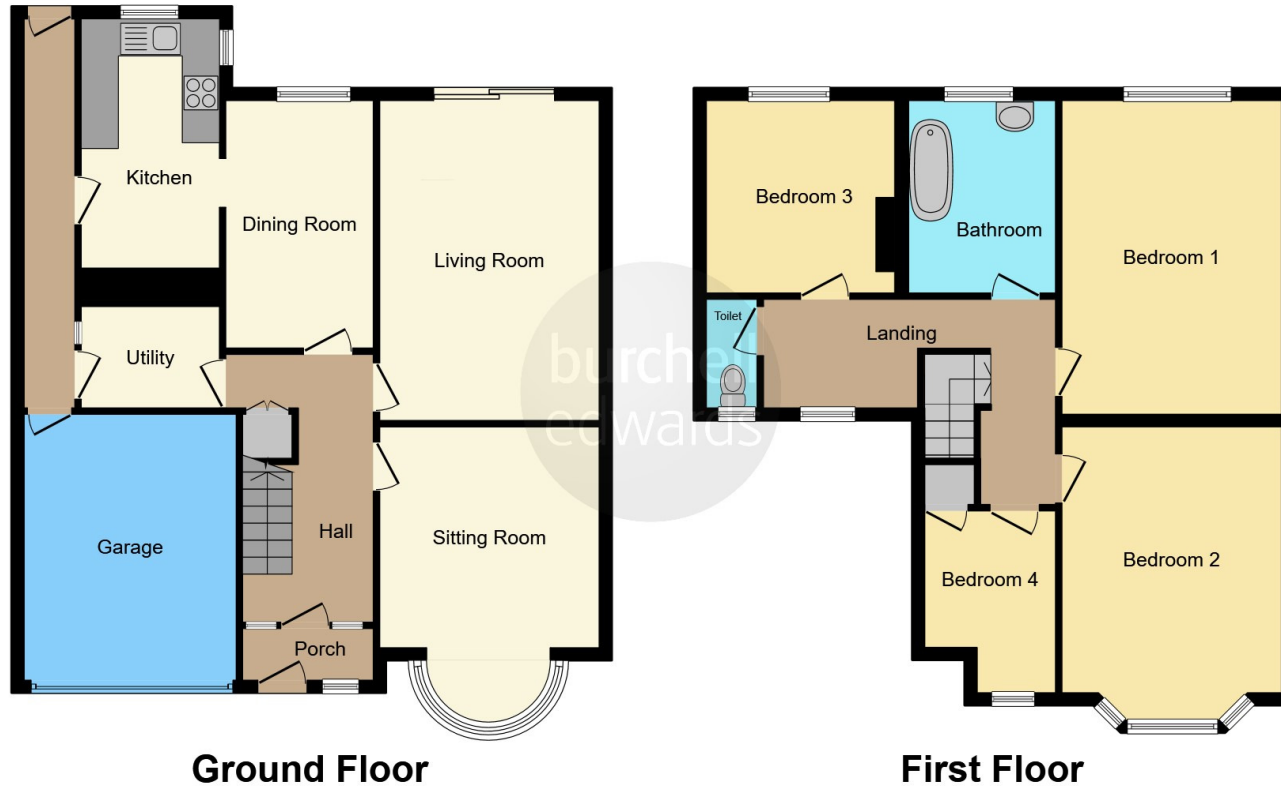
Garden

Patio area leading to lawn, planting areas to sides and rear with mature shrubs and trees including four apple trees, summerhouse and lockable gate to rear leading to park and woodland.









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To view this property please contact Burchell Edwards on

T 0121 705 7551
E solihull@burchelledwards.co.uk

29 High Street
 SOLIHULL B91 3SN

EPC Rating: D

Tenure: Freehold

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