



Spooners Close  
Solihull





### Property Description

This detached family home has been re-decorated throughout. Extended and altered including indoor swimming pool but also offers further scope for extension (STPP).

Situated in the ever popular residential Solihull area of Damson Parkway, within minutes drive of the motorway, airport and Solihull Town Centre. Damson Park and Grand Union Canal within a short walking distance. Located at the end of a pleasant cul-de-sac.

Comprising of: four good size bedrooms; two ensembles; family bathroom; downstairs W.C; front lounge; kitchen with breakfast bar; separate utility room; additional downstairs reception room/office space; pool room; large driveway to front; and easy maintenance garden to rear.

Mains gas central heating and double glazed.

### Entrance Hall

Double glazed door and window to front elevation, central heating radiator and wood effect flooring.

### Guest W.C

Double glazed window to front elevation, central heating radiator, spotlights, wash hand basin and W.C

### Lounge

16' 6" x 11' 7" ( 5.03m x 3.53m )  
Double glazed bay window to front elevation, fireplace, central heating radiator, wood effect flooring and archway into:

### Dining Room

11' 7" x 10' 2" ( 3.53m x 3.10m )  
Double glazed patio doors to rear elevation, central heating radiator and wood effect flooring.

### Kitchen

12' 9" x 13' 11" ( 3.89m x 4.24m )  
Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer, oven, hob, fridge, built in microwave and dishwasher, central heating radiator, spotlights, understairs storage, tiled floor, under unit lighting, display lighting and breakfast bar.

### Utility Room

base units with sink and drainer and central heating radiator.

## Landing

Loft access.

## Bedroom One

15' 5" x 11' 8" ( 4.70m x 3.56m )

Double glazed window to front elevation, fitted wardrobes, central heating radiator, wood effect flooring and fitted bed surround.

## En-Suite

two double glazed windows to front elevation, central heating radiator, tiled to splash prone areas, wash hand basin, W.C, shaver point, shower and corner bath.

## Bedroom Two

13' 3" x 12' 2" min ( 4.04m x 3.71m min )

Double glazed window to front and rear elevations, fitted wardrobes, central heating radiator, wood effect flooring and loft access.

## En-Suite Two

Double glazed window to rear elevation, central heating radiator, wash hand basin, W.C, spotlights and extractor fan.

## Bedroom Three

11' 3" x 11' 4" max ( 3.43m x 3.45m max )

two double glazed windows to rear elevation, two central heating radiators and wood effect laminate flooring.

## Bedroom Four

8' 7" into wardrobe x 7' 9" ( 2.62m into wardrobe x 2.36m )

Double glazed window to rear elevation, wood effect laminate flooring and central heating radiator.

## Bathroom

Double glazed window to side elevation, spotlights, walk in shower, wash hand basin, W.C, shaver point and tiled walls.

## Swimming Pool Room

38' 7" x 17' 6" max ( 11.76m x 5.33m max )

two double glazed sliding patio doors to side elevation, tiled floor, dehumidifier, extractor and four wall mounted heaters.

## Shower Room

tiled floor, central heating radiator and shower.

## Garage

11' 2" max x 14' 9" max ( 3.40m max x 4.50m max )

up and over doors and power.

## Rear Garden

Raised decking, lawn, raised BBQ area and fencing and hedges to all boundaries.









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EPC Rating: D

Tenure: Freehold

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