



Pinley Way
SOLIHULL





Property Description

Discover the allure of this large detached family house sitting on a good size corner plot. This homely property has been modernised to a high standard with a conscious design of practicality and comfort.

Immerse yourself in comfort with a cosy lounge to the right and a practical office to the left. Down the hallway offers a useful guest cloakroom. To the rear the house has a contemporary open plan layout with a good size dining room, snug and a thoughtfully & well-designed fitted kitchen featuring quartz worktop and prestige sandstone.

Ascend to the first floor where there are four double bedrooms, a family bathroom and master ensuite; all in keeping with the modern style of the home.

Property benefits from gas central heating and double glazing throughout.

Solar PV Electric Generating System provides free electricity and you will also benefit from an income the electricity these generate and feed back in for the remaining of the term. Please speak to branch to discuss in depth.

Modernised with thought, this home really offers practicality and convenience to the modern family with nearby transport links, a short drive to Solihull Town Centre and benefits from Tudor Grange Catchment.

Approach

Tarmac driveway with block paving surrounding. Gravel grass area with mature shrub. Two outside electrical sockets.

Entrance Hallway

Double glazed door to front elevation, double glazed window to side elevation, laminate flooring, central heating radiator and under stairs storage cupboard.

Guest W.C

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

Study

9' 6" x 7' 6" (2.90m x 2.29m)
Double glazed window to side elevation and TV point.

Lounge

17' 4" into bay x 11' 8" (5.28m into bay x 3.56m)
Double glazed window to front elevation, wall lights, TV point and central heating radiator.

Kitchen/ Diner

.17' 10" x 25' 7" (5.44m x 7.80m)
Double glazed window to rear elevation, two double glazed skylights to rear elevation, a range of wall and base units with quartz work surface over incorporating a sink with drainer unit, electric oven and hob, cooker hood, island with cupboards and integrated USB sockets and charger, space for fridge freezer, space and plumbing for washing machine and dishwasher and sandstone tiled floor.

Landing

Loft access and airing cupboard.

Bedroom One

11' 11" x 11' 7" (3.63m x 3.53m)

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

En-Suite

Double glazed window to front elevation, shower cubicle, W.C, wash hand basin, extractor fan, central heating radiator and fully tiled walls.

Bedroom Two

10' 8" into door recess x 11' 5" (3.25m into door recess x 3.48m)

Double glazed window to front elevation, central heating radiator and fitted wardrobes.

Bedroom Three

8' 7" x 8' 7" (2.62m x 2.62m)

Double glazed windows to rear and side elevations and central heating radiator.

Bedroom Four

9' 5" x 6' 11" (2.87m x 2.11m)

Double glazed window to rear elevation, central heating radiator and fitted wardrobes.

Bathroom

Double glazed window to rear elevation, shower, bath, W.C, wash hand basin, extractor fan, central heating radiator and fully tiled walls.

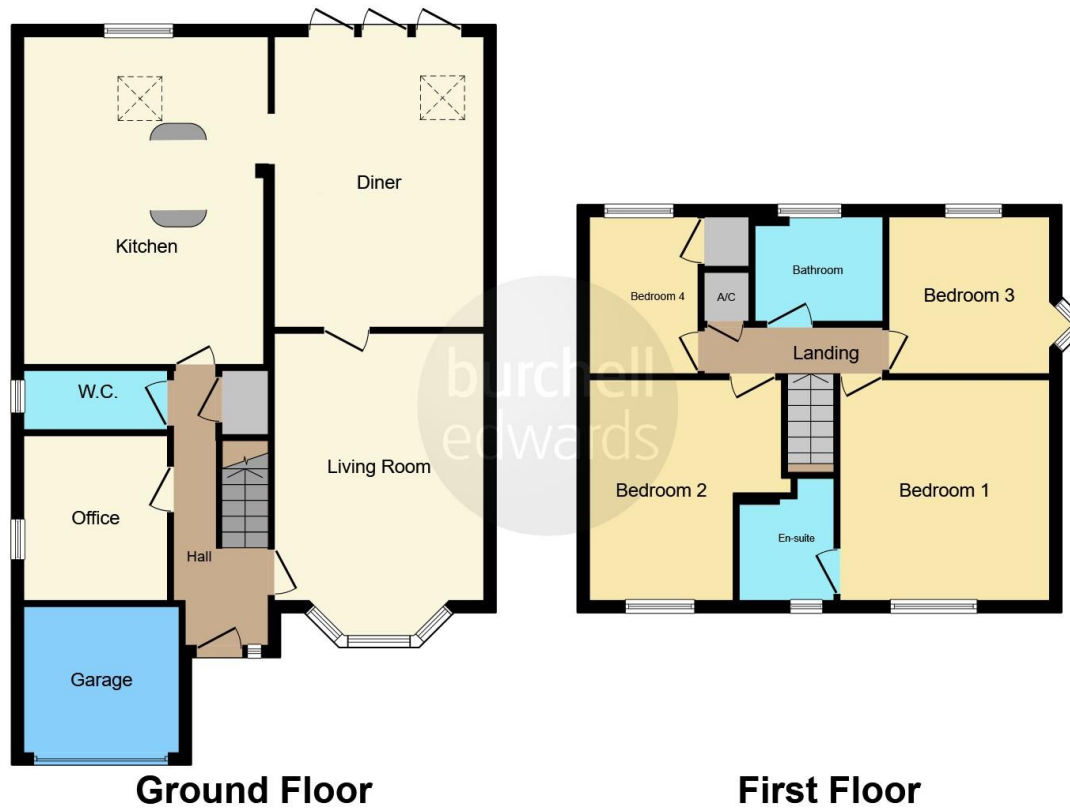
Rear Garden

Decked area leading to lawn. Outside water tap and outside electrical sockets. Planting areas along with mature conifers and oak tree. Side access with bin storage area. Gates to side elevation leading onto Glaston Drive.









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: B

Tenure: Freehold

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Property Ref: SOL205087 - 0008