



Elms Close  
Solihull





### Property Description

Located in the popular B91 postcode Elms Close benefits from fantastic schools including the sought after Greswolde primary school. A stone's throw away from Solihull Town Centre and plenty of transport links and public transport access on the doorstep.

This large three bedroom family home has been modernised throughout to a high standard. Including: front driveway garden and car port, entrance hallway, front lounge, rear dining/play room, integrated kitchen, guest WC, garage, three double bedrooms, family bathroom and spacious rear garden.

Offering lots of scope for further extensions (STPP)

### Approach

Corner plot with two separate lawn areas, driveway to front of garage along with car port to side.

### Entrance Hallway

Double glazed door to front aspect, two storage cupboards, tiled flooring and two central heating radiators.

### Cloakroom

Double glazed window to rear, WC, hand wash basin and tiled flooring.

### Front Lounge

18' 11" x 11' into bay ( 5.77m x 3.35m into bay )  
Double glazed bay window to front aspect and central heating radiator.

### Dining Room

10' x 9' ( 3.05m x 2.74m )  
Double glazed patio doors to rear aspect and central heating radiator.

### Kitchen

12' max x 14' max ( 3.66m max x 4.27m max )  
Double glazed window and double glazed door to rear aspect, Howdens kitchen with a range of wall and base units with work surfaces over, Electric oven, Lamona induction hob with cooker hood over, sink and drainer, Integrated fridge freezer, space and plumbing for washing machine and dishwasher and breakfast bar.

## Landing

Double glazed window to side aspect, storage cupboard (housing new Worcester Bosch boiler) and loft access with pull down ladder, electrics and lights.

## Bedroom One

10' x 13' ( 3.05m x 3.96m )

Double glazed window to rear, recess with room for built in wardrobes and central heating radiator.

## Bedroom Two

10' x 9' 1" ( 3.05m x 2.77m )

Two double glazed windows to front aspect, recess for built in wardrobe potential and central heating radiator.

## Bedroom Three

9' 11" max x 8' max ( 3.02m max x 2.44m max )

Double glazed window to front aspect and central heating radiator.

## Family Bathroom

Double glazed window to rear aspect, bath with shower over, WC, hand wash basin, part tiled and hot towel rail.

## Garage

16' x 11' ( 4.88m x 3.35m )

Single glazed window to side aspect, electric up and over door, power and electrics.

## Rear Garden

Patio area leading to lawn, armoured electric cable that can be used for external power once connected, large side access with covered shed and storage area along with UPVC door to front.









**Ground Floor**



**First Floor**

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**T 0121 705 7551**  
**E [solihull@burchelledwards.co.uk](mailto:solihull@burchelledwards.co.uk)**

29 High Street  
 SOLIHULL B91 3SN

**EPC Rating: C**

**Tenure: Freehold**

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