



Spooners Close
Solihull





Property Description

CHAIN FREEThis Four Bedroom Property comprises of: entrance hallway; guest cloakroom; front lounge; rear dining room; fitted and partly integrated kitchen; conservatory (with new insulated roof); tandem garage; first floor landing; four good size bedrooms; ensuite to principal bedroom; family bathroom; and garden to rear.

Located a stone's throw away from Solihull Town Centre this large home truly offers practicality and convenience to the contemporary family with easy motorway links, regular public transport, and the Airport being 2.2 miles away. Yet tucked away in a pleasant cul-de-sac Spooners and surrounded by scenic walking routes.

Property has been modernised in most parts and benefits from double glazing and gas central heating.

Approach

Corner Plot. Block paved driveway to front with front and side garden.

Entrance Hallway

Double glazed door to front aspect.

Living Room

16' 6" x 11' 6" (5.03m x 3.51m)

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

Dining Room

11' 6" x 10' 2" (3.51m x 3.10m)

Double glazed patio door to rear aspect and central heating radiator.

Conservatory

13' 7" max x 10' 7" max (4.14m max x 3.23m max)

Double glazed french doors to side aspect, double glazed windows to side & rear aspects, and insulated conservatory roof panels and underfloor heating.

Kitchen

.12' x 19' into utility recess (3.66m x 5.79m into utility recess)

Double glazed window to rear aspect, fitted kitchen with a range of wall and base units with work surfaces over, sink and drainer, electric double oven with microwave feature, electric hob with cooker hood over, free standing fridge-freezer, integrated dishwasher and fitted washing machine.

Landing

Loft access (part boarded).

Bedroom One

11' 8" x 15' 4" (3.56m x 4.67m)

Double glazed window to front aspect, fitted wardrobes, dressing table and central heating radiator.

Ensuite

Two double glazed windows to front aspect, shower cubicle, fitted power shower, W.C and hand wash basin.

Bedroom Two

11' 4" x 8' 9" (3.45m x 2.67m)

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

Bedroom Three

9' 5" x 9' (2.87m x 2.74m)

Double glazed window to rear aspect, central heating radiator and built in wardrobes.

Bedroom Four

8' 4" x 6' 6" (2.54m x 1.98m)

Double glazed window to rear aspect and central heating radiator.

Family Bathroom

Double glazed window to side aspect, bath, W.C, hand wash basin, and airing cupboard.

Tandem Garage

Full length garage with electric up and over door to front, double glazed window to rear and double glazed patio door to rear.

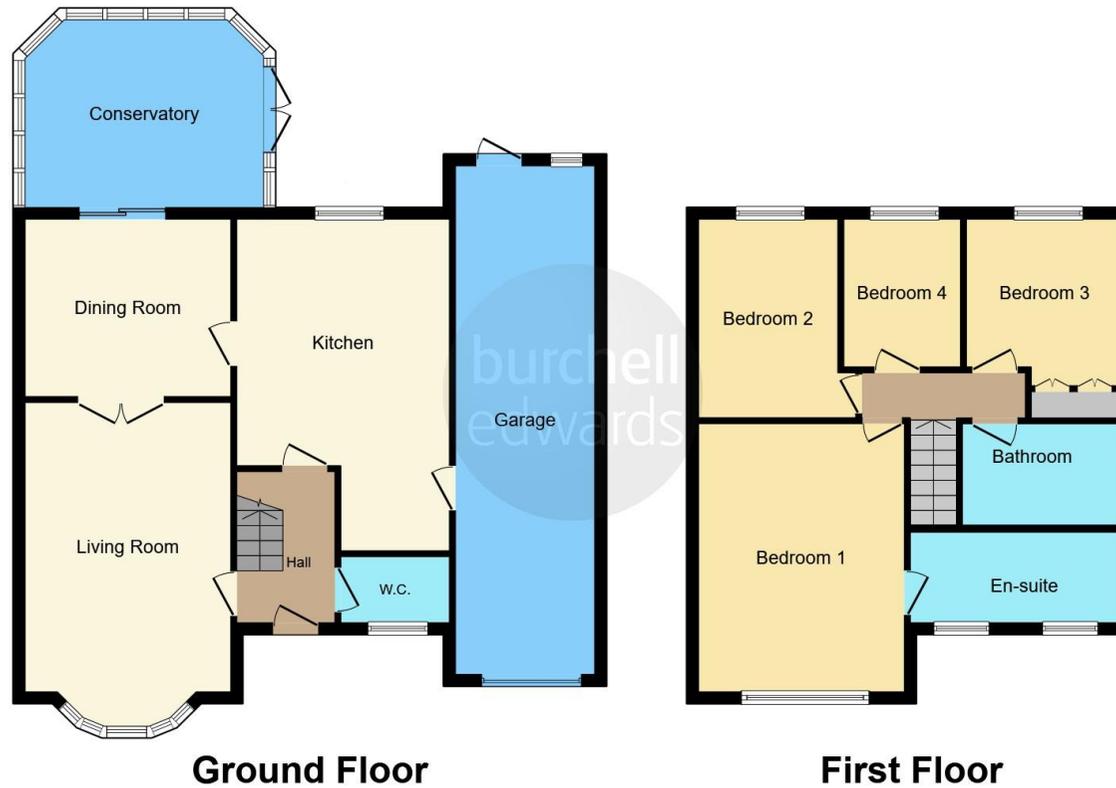
Rear Garden

Block paved seating area leading to lawn with planting areas to sides, covered seating area, and summer house to rear.









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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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Property Ref: SOL205797 - 0012