



Grove Road, Solihull



Grove Road, Solihull, B91 2AJ

for sale offers over
£600,000



Property Description

Step inside this highly attractive, traditionally built four-bedroom residence, beautifully extended and upgraded by the current owners to create a truly stunning hi-spec family home within walking distance of Solihull town centre.

The interior is sure to impress, featuring a show-stopping open-plan dining kitchen that perfectly blends style and functionality. The accommodation includes a welcoming hallway with under stairs guest WC and push out storage, a contemporary lounge, and three well-proportioned bedrooms on the first floor that are served by a stylish family bathroom. The master bedroom that extends elegantly into the loft space also has a well appointed en-suite.

Outside at the rear, the property boasts a generously sized, landscaped and screened rear garden, with separate outbuilding that is equipped with light and power while at the front of the property you are afforded a single garage and private driveway that can hold multiple vehicles.

This is a rare opportunity to acquire a thoughtfully enhanced home in a very much sought-after location.

Approach

Driveway providing off road parking and access into the garage.

Entrance Hallway

Spotlights, bespoke under stairs storage and central heating radiator.

Guest W.C

W.C and wash hand basin.

Lounge

11' 8" max x 15' 1" max (3.56m max x 4.60m max)
Double glazed bay window to front elevation, fireplace and central heating radiator.

Kitchen/ Living Room

20' 7" max x 18' 4" max (6.27m max x 5.59m max)
Bi-fold doors out to rear garden, double glazed window to rear and side elevations, two skylights, a range of wall and base units with Quartz work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood and island with seating.



Landing

Double glazed window to side elevation, stairs to second floor and doors off to:

Bedroom Two

12' 9" max x 10' 2" max (3.89m max x 3.10m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 9" max x 9' 2" max (2.36m max x 2.79m max)
Double glazed window to front elevation, spotlights to ceiling and central heating radiator.

Bedroom Four

15' 1" max x 10' 3" max (4.60m max x 3.12m max)
Double glazed bay window to front elevation and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, bath, large shower cubicle, tiling to floor and walls, wash hand basin, WC, storage cupboard with mirror, spotlights to ceiling and central heating radiator.

Bedroom One

18' 5" max x 18' 6" max (5.61m max x 5.64m max)
Skylights to front and rear elevations, central heating radiator and door into:

En-Suite

Obscure double window to rear elevation, WC, tiling to floor and walls, wash hand basin and large shower cubicle.

Garden

Porcelain slabbed patio with feature ponds and fence and hedges to boundaries.

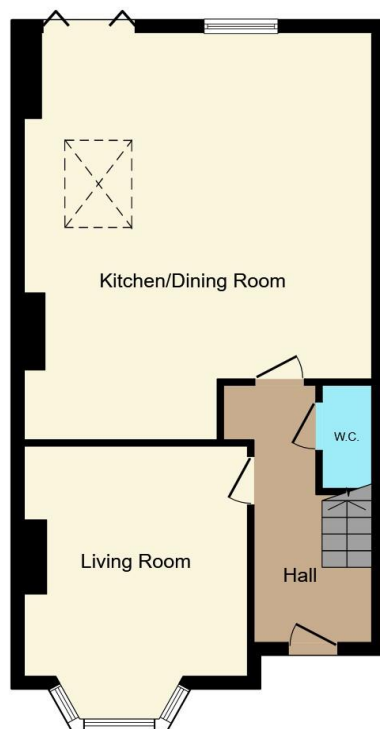
Outbuilding

Double glazed French door and window and power supply.









Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/SOL206131



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SOL206131 - 0004