

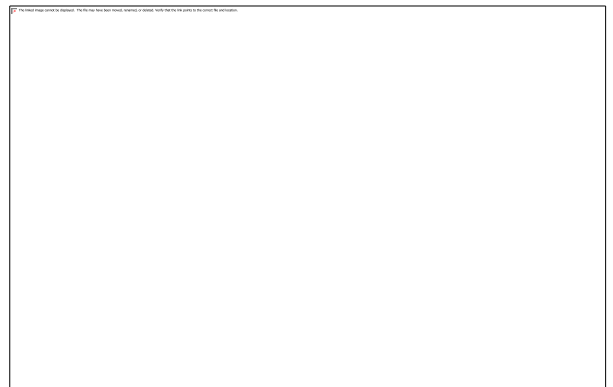
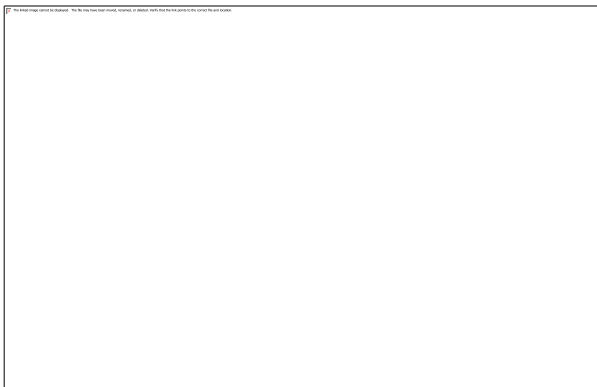


**5 Double Bedroom Detached Home .**

**Best features of a brand new house and a traditional all in one.**

**Completely Re-Modelled and Re-Furbished throughout.**

**200ft Rear Garden with Porcelain Patio plus additional Patio**



## Approach

Approached by a walled driveway for several cars, access to garage. Side access gate to garden. Front entrance porch.

## Front Entrance

Double glazed door into porch, with front door into hallway.

## Entrance Hallway 16' 3" x 14' 1" (4.95m x 4.29m)

Impressive, welcoming hallway with doors to, garage, utility, kitchen, dining room and lounge. Staircase to first floor accommodation. Karndean Flooring. Sunken spotlights. Radiator.

## Utility room 14' 6" x 11' 11" (4.42m x 3.63m)

Door to side entrance. Plumbing for washing machine and tumble dryer. Composite stone seamless Corin style work surface with stainless steel sink and moveable mixer tap. Sunken spotlights and karndean flooring. Door to downstairs toilet. W.C, wash hand basin with decorative splash back tiling.

## Kitchen/Breakfast Room 24' 9" x 14' 2" (7.54m x 4.31m)

Chef's, bespoke, choice interior kitchen with Corian style seamless work surfaces with built in sink drainer unit and moveable boiling tap. Built in appliances are; 2 separate self cleaning De Dietrich ovens, steamer and microwave. Dishwasher, Fridge freezer, induction hob and extractor unit. Breakfast bar island with lavish lighting and sunken spotlights. Display cabinets and wall and base units and draw units. Bi-folding double glazed doors to garden. Remote control Velux window. Radiator. Seating area with TV point. Archway to lounge.

## Lounge 14' 11" x 14' 9" (4.54m x 4.49m)

Bi-folding double glazed doors to garden. two radiators. Archway to kitchen. Karndean flooring.

## Dining Room 12' 2" x 10' 0" (3.71m x 3.05m)

Double glazed window to side. radiator. Karndean flooring. sunken spotlights. Decorative glass styling.

## First Floor Landing 21' 9" x 7' 11" (6.62m x 2.41m)

Loft access, loft is boarded with power and light and insulated.

## Master bedroom 14' 8" x 14' 3" (4.47m x 4.34m)

Double glazed window to rear, radiator. Walk in wardrobe/dressing area. of 7ft x 6ft11 with hanging rails and draw units. Amtico flooring.

## En-suite 7' 1" x 7' 0" (2.16m x 2.13m)

Frosted double glazed window to side. Heated towel rail. Vanity unit with wash hand basin and chrome mixer tap. Wave tiling. double walk in shower with Grohe shower, Matki shower screen and karndean flooring.

## Bedroom Two 12' 10" x 11' 8" (3.91m x 3.55m)

Double glazed window to rear, radiator. Fitted wardrobes consisting of 8 wadrobes and a 4 draw unit with a further 3 fitted wadrobes. Amtico flooring.

## En-suite 8' 10" x 7' 7" (2.69m x 2.31m)

Full bath en-suite with separate walk in shower with Grohe shower, shower screen, vanity unit with wash hand basin. tiling. Toilet. Sunken spotlights and heated towel rail. Frosted double glazed window to side.

## Bedroom Three 12' 10" x 11' 1" (3.91m x 3.38m)

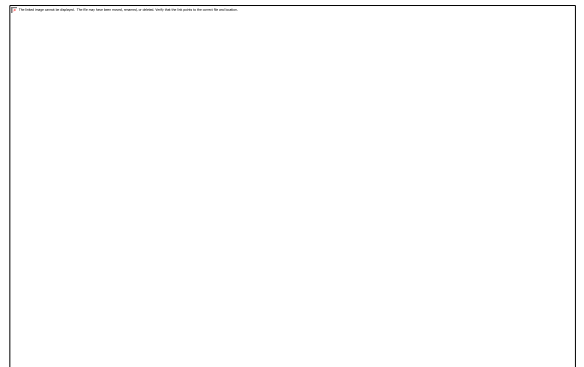
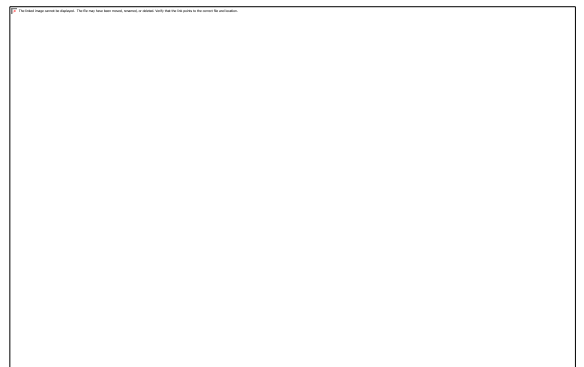
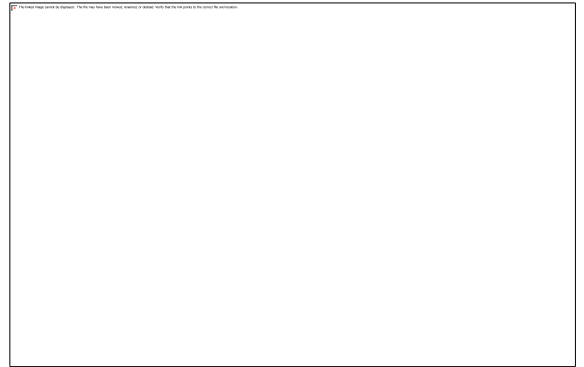
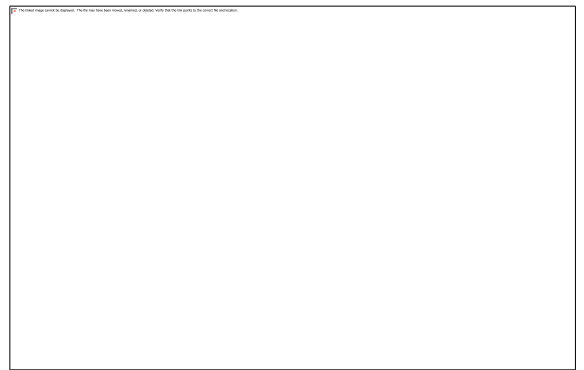
Double glazed window to front, radiator.

## En-suite 11' 5" x 4' 10" (3.48m x 1.47m)

Double glazed frosted window. Sunken spotlights, heated towel rail. Karndean flooring. Double walk in shower with Grohe shower & glass screen. Toilet. vanity unit with wash hand basin and chrome mixer tap.

## Bedroom Four 11' 10" x 11' 6" (3.60m x 3.50m)

Double glazed window to side. Radiator. Amtico flooring



**Bedroom Five** 10' 7" x 9' 7" (3.22m x 2.92m)  
Double glazed window to front. Radiator. Amtico flooring.

**Family Bathroom** 7' 11" x 7' 10" (2.41m x 2.39m)  
Double glazed frosted window to front. Heated towel rail. Vanity unit with wash hand basin and chrome mixer tap. panelled bath with chrome mixer tap. Separate walk in shower with Grohe shower and glass screen. Tiling. Karndean flooring. Sunken spotlights.

**Garage** 13' 9" x 18' 0" (4.19m x 5.48m)  
Double garage with remote controlled door. Power and light. Boiler and unvented water tank system. Door to hallway.

**Driveway**  
Parking for several cars. Tarmac. Edged decorative boarder.

**Rear Garden** 200' 0" x 0' 0" (60.91m x 0.00m)  
Porcelain patio area, with black edging kerb stones. Mainly laid to lawn with further patio area, shed with power and light. well stocked edged borders with plants trees and shrubs, hedgerow and fenced to all sides, allotment grow your own box. Side gate access to front. Door to utility.

**Tenure**  
We have been advised the house is Freehold. We have not verified this information and would recommend you do this with your chosen solicitor .



# Energy Performance Certificate



447, Streetsbrook Road, SOLIHULL, B91 1QZ

**Dwelling type:** Detached house  
**Date of assessment:** 03 December 2019  
**Date of certificate:** 03 December 2019

**Reference number:** 9074-2857-6028-9701-6381  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 246 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

## Estimated energy costs of dwelling for 3 years:

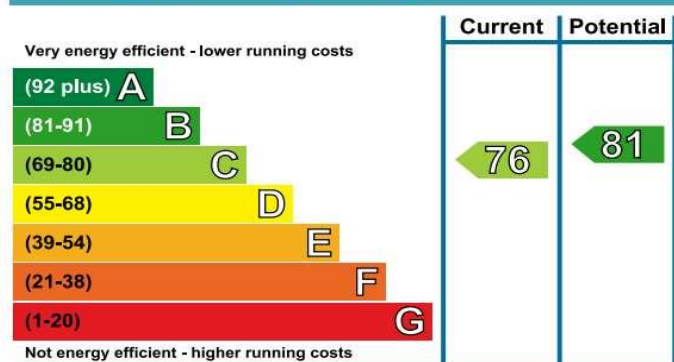
**£ 3,855**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 360 over 3 years	Not applicable
Heating	£ 3,081 over 3 years	£ 3,081 over 3 years	
Hot Water	£ 414 over 3 years	£ 414 over 3 years	
<b>Totals</b>	<b>£ 3,855</b>	<b>£ 3,855</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 915

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.