

# DRAKES

ESTATE AGENTS



Greswolde Road, Solihull, B91 1DX

£825,000

- A Heavily Extended Detached Family Home
- Five Double Bedrooms
- Impressive Family Dining Kitchen
- Lounge & Versatile Home Office/Snug
- Two En-Suite Shower Rooms
- Family Bathroom
- Utility Room & Guest WC
- Landscaped Rear Garden
- Garage & Off Road Parking
- Sought After Location



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- Lounge to front - 4.42m into bay x 4.09m (14'6" x 13'5")
- Impressive Family Dining Kitchen to rear - 6.6m max x 8.36m (21'8" x 27'5")
- Utility Room to side - 2.26m x 1.93m (7'5" x 6'4")
- Guest WC to side
- Versatile Home Office/Snug to rear - 3.51m x 2.59m (11'6" x 8'6")
- Bedroom to front - 5m max x 2.29m max (16'5" x 7'6")
- Bedroom to front - 3.05m x 2.54m (10'0" x 8'4")
- Bedroom to front - 4.57m into bay x 3.84m (15'0" x 12'7")
- Bedroom to rear - 2.77m min x 3.84m (9'1" x 12'7")
- Walk-in Wardrobe - 2.29m x 1.6m (7'6" x 5'3")
- En-Suite Shower Room to rear - 1.91m into shower x 1.04m (6'3" x 3'5")
- Family Bathroom to rear - 3.76m max x 1.91m max (12'4" x 6'3")
- Top Floor Bedroom - 5.38m max x 4.8m max (17'8" x 15'9")
- En-Suite Shower Room - 2.29m max x 1.83m max (7'6" x 6'0")
- Landscaped Rear Garden
- Games Room/Bar - 5.79m x 3.86m (19'0" x 12'8")
- Covered Hot Tub Area - 3.66m x 2.9m (12'0" x 9'6")

A heavily extended detached family home in a sought after & convenient location with five double bedrooms, impressive open plan family dining kitchen, two en-suite shower rooms, family bathroom, lounge, home office/snug, utility room, guest WC, pleasant Westerly facing rear garden with games room/bar, garage and generous off road parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 213.7 sq. metres (2300.1 sq. feet)

COUNCIL TAX BAND: E  
EPC Rating: D  
Tenure: Freehold

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

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