

# Horton & Senate



57 Inchford Road, Solihull, B92 9QD

£475,000

- NO CHAIN
- 4 BEDROOMS
- SUN ROOM
- POPULAR LOCATION
- DOUBLE STORY EXTENSION
- UTILITY ROOM
- GARAGE
- LARGE DRIVEWAY

# 57 Inchford Road, Solihull B92 9QD

\*\*\*Over £50,000 reduction\*\*\*A fantastic opportunity to live in a quiet cul-de-sac location in a house that has been heavily extended and ideal for a family. The property boasts a double storey extension incorporating a utility and bedroom, a driveway, garage, lounge, diner, sun room, kitchen and ensuite to master bedroom.

4

2

2

C

Council Tax Band: E



## **APPROACH**

The property has a large driveway, front garden, doors to the property and garage and there is also side access to the rear garden via a gate.

## **GROUND FLOOR**

### **HALL**

Doors leading to the lounge, kitchen, guest wc and stairs to the first floor landing.

### **LOUNGE**

11'5" x 15'1"

Set to the front of the property there is a double glazed window to the front elevation and a set of double doors opening onto the dining room allowing you to create a large open space for entertaining.

### **DINING ROOM**

8'2" x 12'5"

The dining room opens onto the lounge and has a set of sliding doors that take you to the sun room.

### **SUN ROOM**

8'2" x 9'10"

A fantastic addition to this property that was originally a conservatory and has been modified by the current owner adding a solid roof so the room can be utilized all year round and it overlooks the rear garden

### **KITCHEN/BREAKFAST ROOM**

9'2" x 19'0"

The kitchen comprises of a range of wall and floor base units, a work surface over, there are integrated appliances to include a double oven and hob with extractor over. There is space for a dishwasher and tiling to splash prone areas. The room has two windows and a door leading to the utility room.

### **WC**

A wc, sink, radiator, wall mounted alarm panel and a double glazed window

### **UTILITY ROOM**

A perfect room in any family home, this utility is big enough to be used for several purposes, there is plumbing for a washing machine, space for a fridge freezer/tumble drier and more space to create a home office. There is access to the garage and garden.

## **FIRST FLOOR**

### **LANDING**

A bright landing with a double glazed window and doors to the first floor rooms

### **BEDROOM ONE**

11'9" x 11'9" max

A double bedroom with a double glazed window to the rear, built in storage cupboard and door to the ensuite.

### **ENSUITE**

The suite comprises of an enclosed shower cubicle, sink and wc.

### **BEDROOM TWO**

9'2" x 12'5"

A double bedroom with made to measure wardrobes and a double glazed window to the front

### **BEDROOM THREE**

10'9" x 11'9"

This room forms part of the double story extension that has dual aspect windows to the front and rear allowing in lots of natural light and free standing wardrobes

### **BEDROOM FOUR**

A single bedroom to the front with a double glazed window and space for storage

### **BATHROOM**

The suite comprises of a panelled bath with shower attachment and a wc and sink incorporated in a fitted unit with built in storage cupboard. There is tiling to the walls and a double glazed window.

## **OUTSIDE**

### **GARDEN**

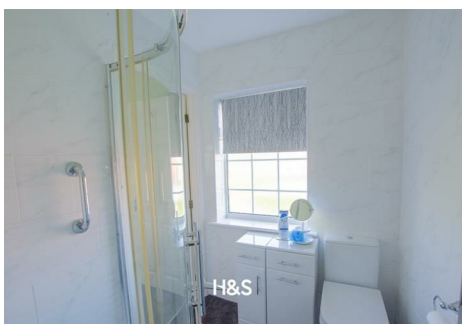
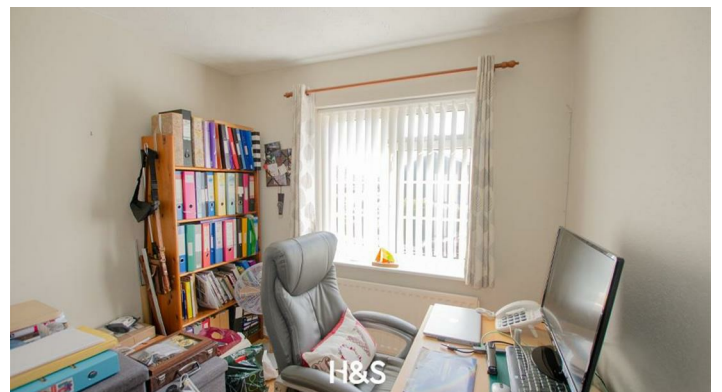
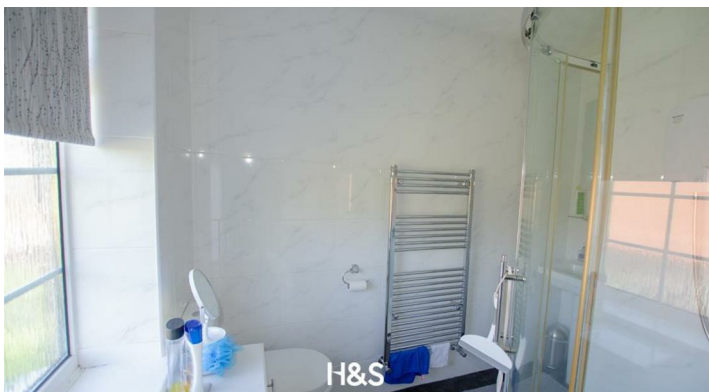
A private and pleasant rear garden having a slabbed patio area leading to a stretch of lawn that has fencing and mature shrubs to the boundaries. There is a raised bedded area, a further patio/seating area to the rear and a garden shed.

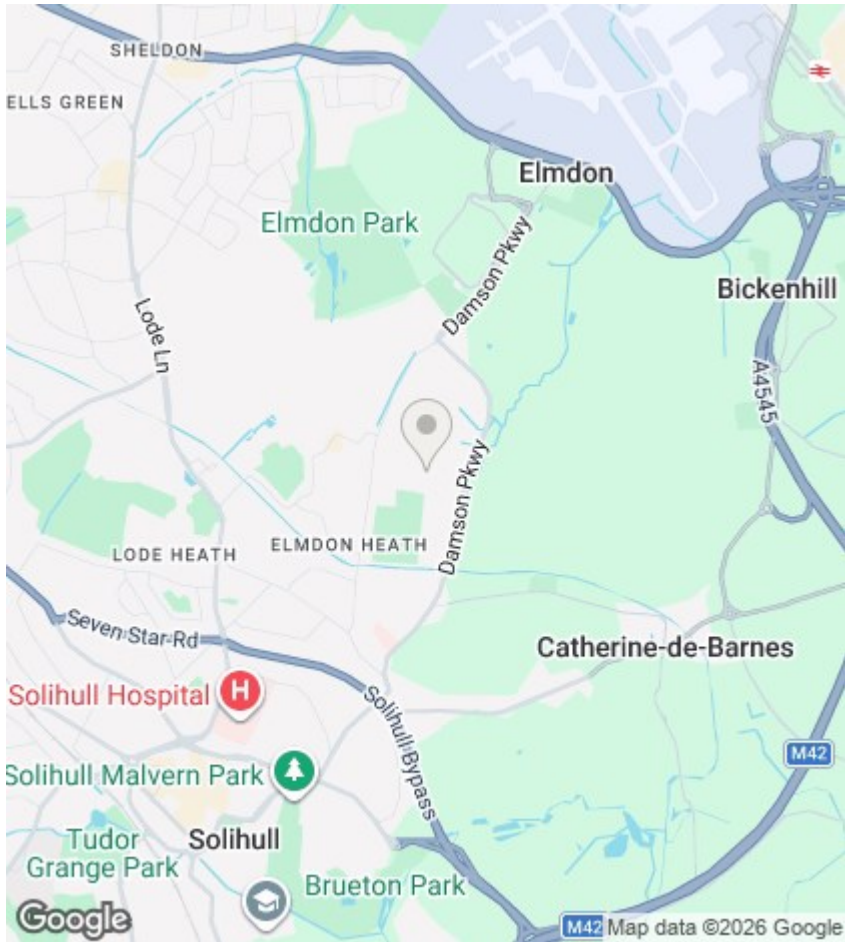
### **GARAGE**

8'2" x 20'8"

Electric garage door leading to the driveway and electric points.







## Directions

Inchford Road is located off Damson Lane. This property is a cul-de-sac off the main Inchford Road.

## Viewings

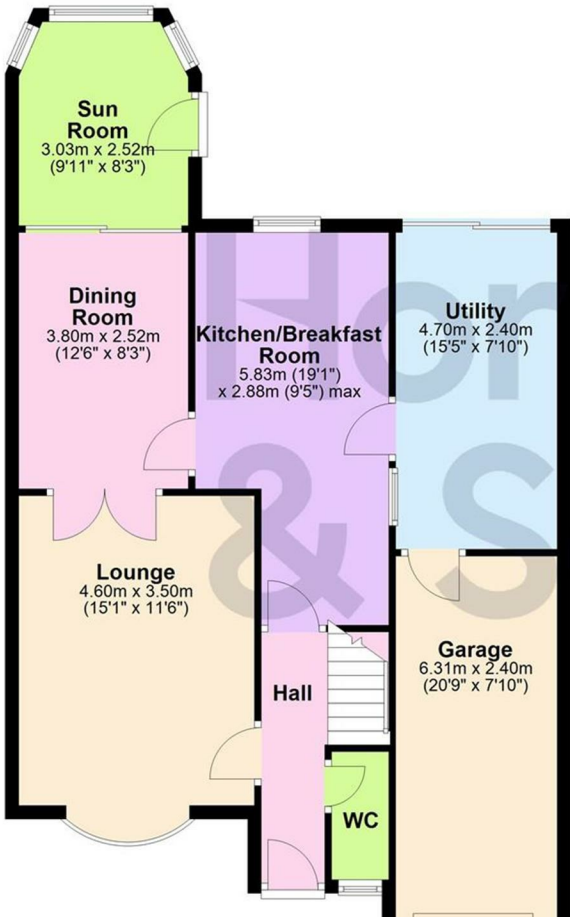
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 71                      | 71        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Ground Floor



First Floor

