

# 45 Meadow Grove

*Solihull, B92 7JD*





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## **TASTEFULLY PRESENTED THREE BEDROOM SEMI DETACHED RESIDENCE WITH ORIGINAL FEATURES**

- THREE GOOD SIZED BEDROOMS
- DRIVEWAY
- LOUNGE
- DINING ROOM
- CONSERVATORY
- DOWNSTAIRS WC
- BEAUTIFUL ORIGINAL FEATURES
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- EXCELLENT LOCAL SCHOOLS

A spacious three bedroom semi detached home in a sought after part of Olton, Solihull. This accommodation has beautiful original features with fireplaces and dado rails. It briefly comprises of a porch, hallway, lounge with feature fireplace, dining room with feature fireplace, conservatory, kitchen and outdoor covered space for a washing machine with velux windows and a downstairs WC. Upstairs there are two double bedrooms and a spacious third bedroom with plenty of storage. The family bathroom is on the first floor which comprises of a walk-in shower cubicle and a modern stylish bath. This property has gas central heating throughout and bay windows to the lounge, bedrooms and kitchen. To the front there is a driveway, lawn and electric car charger and to the rear there is a generous garden with a patio area, lawn and shrubbery.



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**APPROACH**

Tarmac drive, electric car charger, lawn and shrubbery.

**PORCH**

With light and leaded windows.

**HALLWAY**

With wooden flooring.

**LOUNGE**

Double opening doors to the Conservatory and a feature fireplace.

**DINING ROOM**

A bright spacious room with a bay window to the front, feature fireplace and a dado rail.

**KITCHEN**

With gas hob, electric oven extractor hood above, tiled flooring and a bay window to rear.

**CONSERVATORY**

With tiled flooring and underfloor heating.

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**SIDE UTILITY AREA**

Room for a washing machine with velux windows and doors to the downstairs SC, garage and garden.

**DOWNSTAIRS WC**

Low level WC and sink, with window to side.

**LANDING**

With loft hatch and window to side.

**BEDROOM ONE**

Bay window to rear and dado rail.

**BEDROOM TWO**

Bay window to front, feature fireplace and dado rail.

**BEDROOM THREE**

A spacious third bedroom with a bay window to front and two storage cupboards. One of the storage cupboards is extremely spacious which goes into the eaves.

**GARDEN**

With patio area, lawn and shrubbery.









**Offers over £405,000**

**TENURE:**

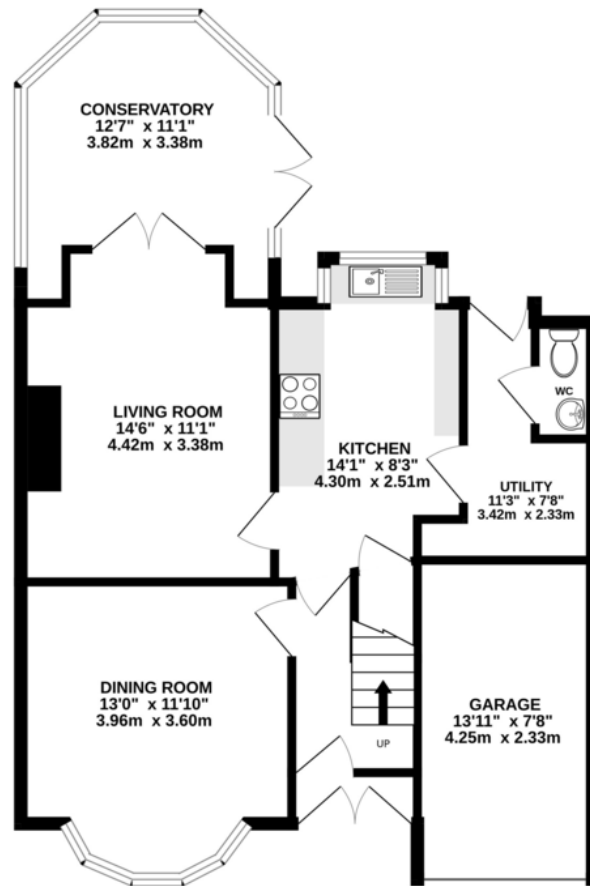
We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

**Ruxton Independent Estate Agents & Valuers LLP**

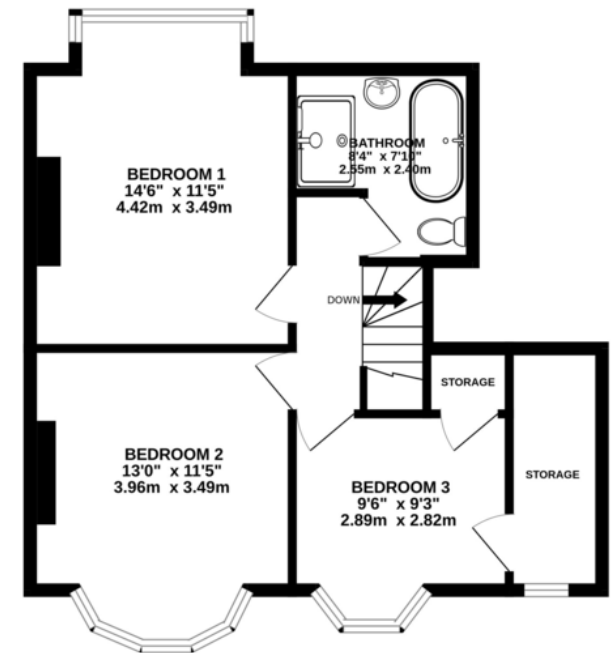
6 The Square, Solihull  
B91 3RB  
0121 704 0100



**GROUND FLOOR**  
730 sq.ft. (67.8 sq.m.) approx.



**1ST FLOOR**  
518 sq.ft. (48.2 sq.m.) approx.



Floorplan – For identification purposes only



Important Notice: These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		