

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 reductionA 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

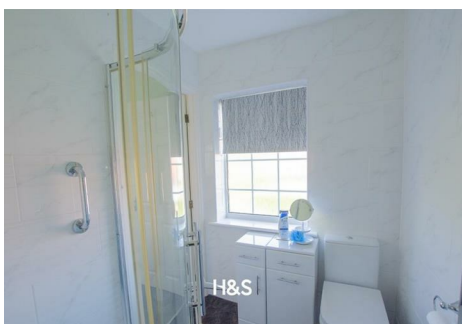
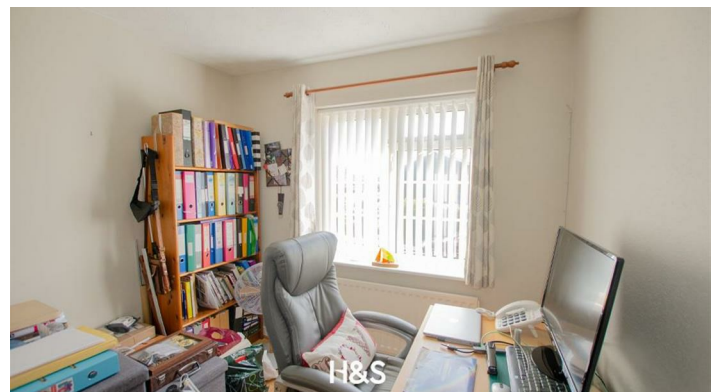
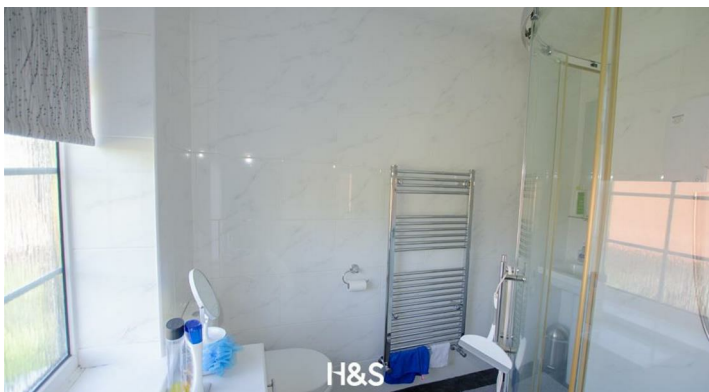
A private and pleasant rear garden having a slabbed patio area leading to a stretch of lawn that has fencing and mature shrubs to the boundaries. There is a raised bedded area, a further patio/seating area to the rear and a garden shed.

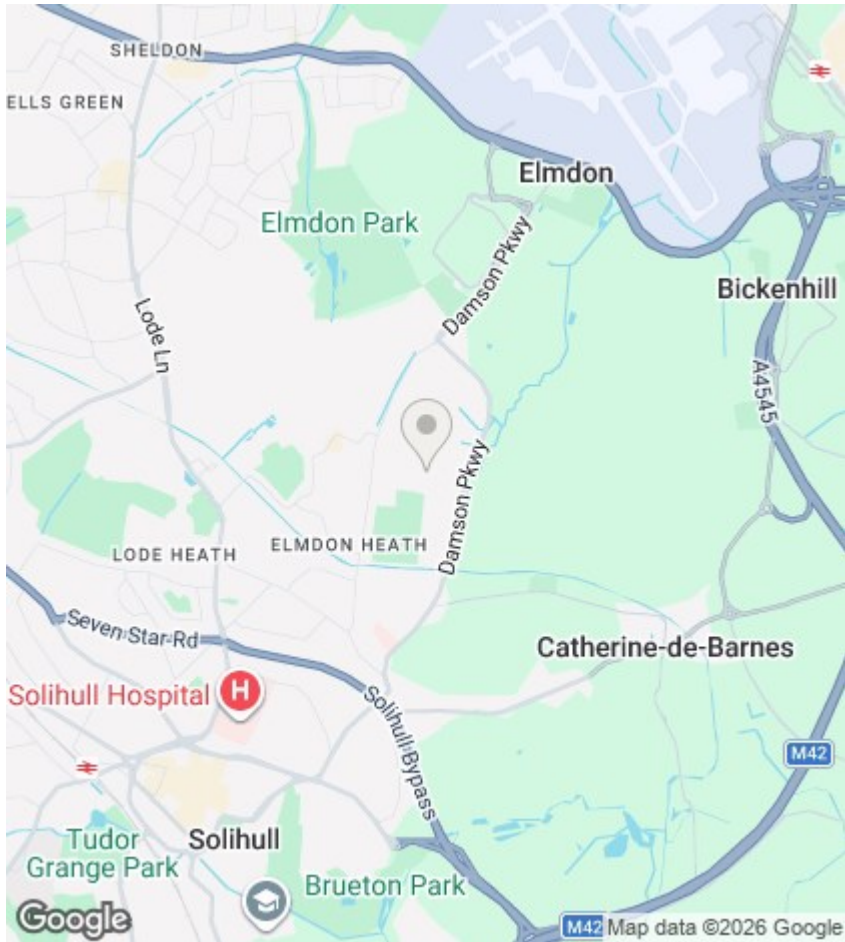
GARAGE

8'2" x 20'8"

Electric garage door leading to the driveway and electric points.







Directions

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

Viewings

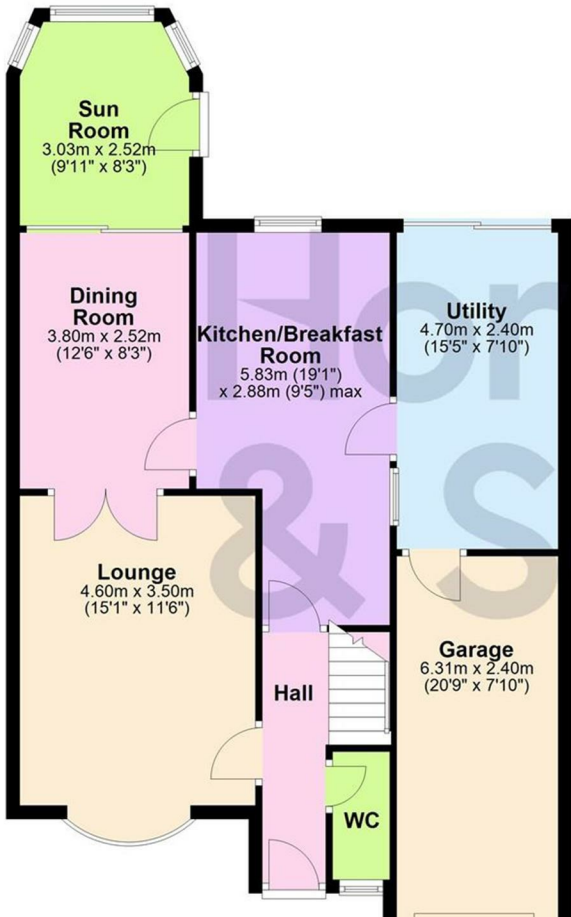
Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

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

