Grove Road
Solihull

burchell edwards

Grove Road
Solihull B91 2AJ

for sale offers over
£575,000

Property Description

Step inside this highly attractive, traditionally built four-bedroom residence, beautifully extended and upgraded by the current owners to create a truly stunning hi-spec family home within walking distance of Solihull town centre.

The interior is sure to impress, featuring a show-stopping open-plan dining kitchen that perfectly blends style and functionality. The accommodation includes a welcoming hallway with under stairs guest WC and push out storage, a contemporary lounge, and three well-proportioned bedrooms on the first floor that are served by a stylish family bathroom. the master bedroom that extends elegantly into the loft space also has a well appointed en-suite.

Outside at the rear, the property boasts a generously sized, landscaped and screened rear garden, with separate outbuilding that is equipped with light and power while at the front of the property you are afforded a single garage with footings that support a double story extension (subject to planning permission) and private driveway that can hold multiple vehicles.

This is a rare opportunity to acquire a thoughtfully enhanced home in a very much sought-after location.

Approach

Driveway providing off road parking and access into the garage.

Entrance Hallway

Spotlights, bespoke under stairs storage and central heating radiator.

Guest W.C

W.C and wash hand basin.

Lounge

11' 8" max x 15' 1" max (3.56m max x 4.60m max)
Double glazed bay window to front elevation, fireplace and central heating radiator.

Kitchen/ Living Room

20' 7" max x 18' 4" max (6.27m max x 5.59m max)
Bi-fold doors out to rear garden, double glazed window to rear and side elevations, two skylights, a range of wall and base units with Quartz work surface over incorporating a sink with drainer, space and connections for a range cooker, extractor hood and island with seating.

Landing

Double glazed window to side elevation, stairs to second floor and doors off to:

Bedroom Two

12' 9" max x 10' 2" max (3.89m max x 3.10m max)
Double glazed window to rear elevation and central heating radiator.

Bedroom Three

7' 9" max x 9' 2" max (2.36m max x 2.79m max)
Double glazed window to front elevation, spotlights to ceiling and central heating radiator.

Bedroom Four

15' 1" max x 10' 3" max (4.60m max x 3.12m max)
Double glazed bay window to front elevation and central heating radiator.

Bathroom

Obscure double glazed window to rear elevation, bath, large shower cubicle, tiling to floor and walls, wash hand basin, WC, storage cupboard with mirror, spotlights to ceiling and central heating radiator.

Bedroom One

18' 5" max x 18' 6" max (5.61m max x 5.64m max)
Skylights to front and rear elevations, central heating radiator and door into:

En-Suite

Obscure double window to rear elevation, WC, tiling to floor and walls, wash hand basin and large shower cubicle.

Garden

Porcelain slabbed patio with feature ponds and fence and hedges to boundaries.

Outbuilding

Double glazed French door and window and power supply.

Ground Floor **First Floor** **Second Floor**

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29 High Street
SOLIHULL B91 3SN

EPC Rating: D

Council Tax
Band: D

Tenure: Freehold

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The Property Ombudsman

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