



24 Broadwell Road

Solihull, B92 8QH

Andrew Grant

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3 Bedrooms 1 Bathroom 2 Reception Rooms

An extended three bedroom semi-detached home combining generous reception space, versatile accommodation and a low maintenance garden.

- An extremely well presented home with three bedrooms, two reception rooms, a family bathroom and useful additional space across three levels.
- The extended kitchen adjoins the sitting and dining area, creating a versatile ground floor arrangement suited to everyday family life and entertaining.
- Three bedrooms are accompanied by a useable loft space, providing valuable flexibility alongside the established first floor accommodation.
- A useable loft space, accessed from the first floor landing, provides valuable additional storage alongside the home's three established bedrooms and provides excellent potential.
- A paved rear garden offers an easily maintained outdoor setting with mature shrubs, enclosed boundaries and a timber framed shed.
- A block edged tarmac driveway extends across the frontage, providing convenient off road parking immediately beside the approach to the home.
- Jubilee Park is less than 100 metres away, while Solihull combines a broad selection of amenities, schools, shopping and dining with convenient connections to major road, rail and air transport networks.

1392 sq ft (129.42 sq m)

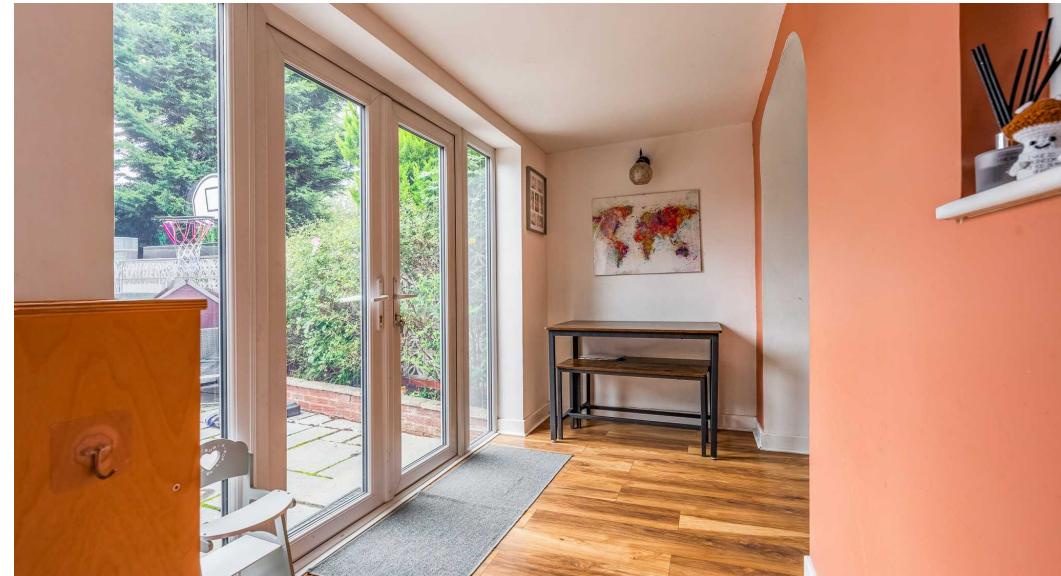




The kitchen

Extending across the rear of the home, the kitchen provides a practical setting for preparing meals with direct access to the adjoining dining area. White units are arranged around wood effect work surfaces, incorporating a Belfast style sink. Space is provided for a range of freestanding appliances, while dual aspect windows to the rear serve the extended layout.





The sitting and dining area

Bringing two complementary reception spaces together, the sitting and dining area supports relaxation, shared meals and entertaining. A log burning stove with a brick hearth forms the focal point of the sitting area, while an archway leads into the dining extension. Double doors with matching glazed panels open onto the rear garden, creating a direct connection between the principal living space and the patio.





The living room

Providing a spacious reception room at the front of the home, the living room offers generous proportions for everyday family use. A brick fireplace with an oak plinth creates a strong central feature, complemented by a bay window across the front elevation and a further window to the side. Its separation from the rear sitting and dining area allows the two reception rooms to fulfil distinct roles.





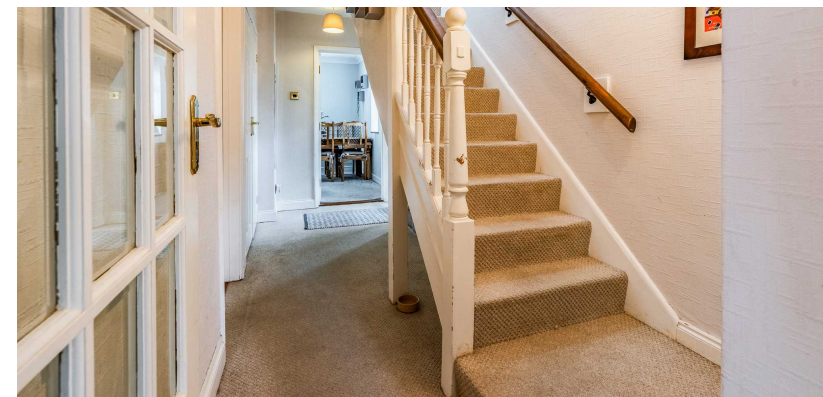
The utility and WC

Combining household facilities within one convenient space, the utility and WC is arranged along the side of the ground floor. A work surface provides space beneath for a washing machine and tumble dryer, accompanied by a wash basin and WC. A window along the side elevation serves the room, while doors connect directly with both the kitchen and inner hallway.



The hallway

Forming the central route through the ground floor, the hallway connects the principal reception rooms and the staircase. A double opening cupboard provides useful storage, while an adjoining inner hallway links the main entrance with the utility and cloakroom.





The primary bedroom

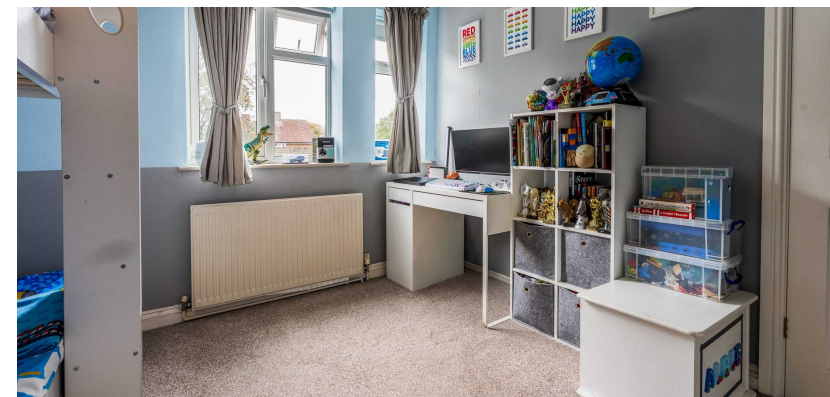
Offering comfortable proportions for use as the principal bedroom, this double room provides ample space for a bed and accompanying furniture. A window faces the rear of the home, while a built-in wardrobe with double opening doors provides dedicated storage. Its generous dimensions support a well organised arrangement with clear space for movement.





The second bedroom

Providing further double accommodation, the second bedroom is well suited to regular family use or visiting guests. Two windows extend across the front elevation and a built in cupboard adds useful storage, allowing the remaining floor space to accommodate a bed and additional furniture comfortably.





The third bedroom

Completing the first floor sleeping accommodation, the third bedroom offers flexibility for a range of uses as household requirements change. The room provides space for essential bedroom furniture, while its position close to the family bathroom contributes to a practical first floor arrangement.





The bathroom

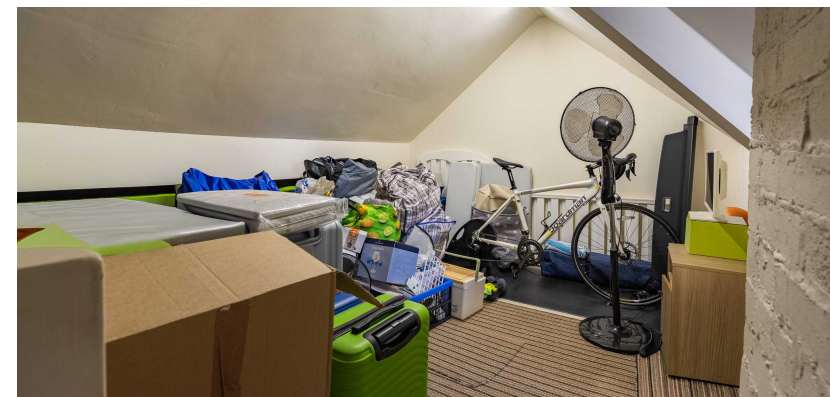
Supporting the three bedrooms, the family bathroom brings the principal facilities together in a clearly arranged space. The white suite comprises a panelled bath with Victorian style shower attachments and a thermostatic rainfall shower, a WC and a vanity wash basin. An obscure window serves the room, while extensive wall tiling surrounds the bathing and washing areas.





The loft space

Offering considerable potential beyond the first floor accommodation, the loft space provides scope for a variety of uses to suit changing household requirements, subject to any necessary consents. A front facing window and pitched ceiling define the room, while the Worcester Bosch central heating boiler is mounted along the end wall. Accessed from the first floor landing, the space currently provides valuable additional storage.





The garden

Designed for straightforward upkeep, the rear garden provides a paved outdoor setting directly adjoining the dining area. The terraced patio offers space for outdoor seating, with mature shrubs and bushes introducing established planting around the garden. Fencing encloses the visible boundaries and a timber framed shed provides useful storage.







The driveway and parking

A block edged tarmac driveway extends across the frontage, providing off road parking and a direct approach from Broadwell Road. Its broad arrangement complements the established frontage and places parking conveniently beside the entrance.



Location

Jubilee Park, pictured alongside, is less than 100 metres from the property, providing an attractive green space within a short walk of the home. Solihull is a highly sought after residential area in the heart of England, offering a broad selection of amenities for everyday life. The town provides access to schools, colleges, parks, restaurants, bars and varied shopping, including Touchwood Shopping Centre and Resorts World. Convenient road connections link with the M42, M6, M40, M1 and M5, supporting travel throughout the wider region. Birmingham International Airport, Birmingham International Railway Station and the NEC Arena further enhance the area's transport and leisure connections.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 5500 Mbps and upload speeds up to 5500 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

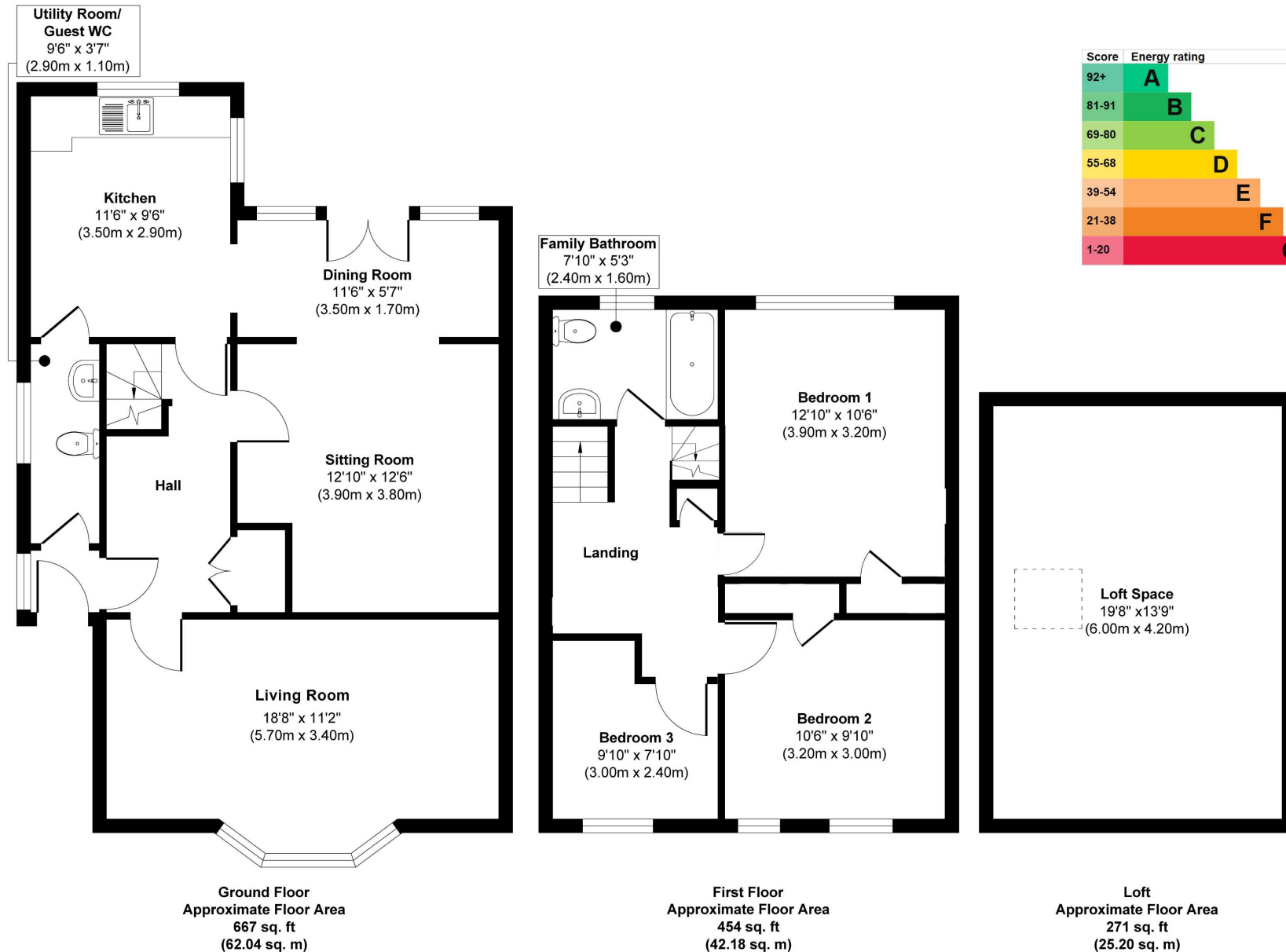
Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band C.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Approx. Gross Internal Floor Area 1392 sq. ft / 129.42 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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