

# Horton & Senate



11 Dewberry Road, Tidbury Green, Solihull, B90 1UH

£419,950

- Three Bedrooms
- Side by Side Driveway
- Immaculate Throughout
- Downstairs WC
- Sought After Location
- En Suite To First Bedroom
- Single Garage
- Private Rear Westerly Facing Garden
- Extractor Fan In All Bathrooms
- Tudor Grange Catchment

# 11 Dewberry Road, Solihull B90 1UH

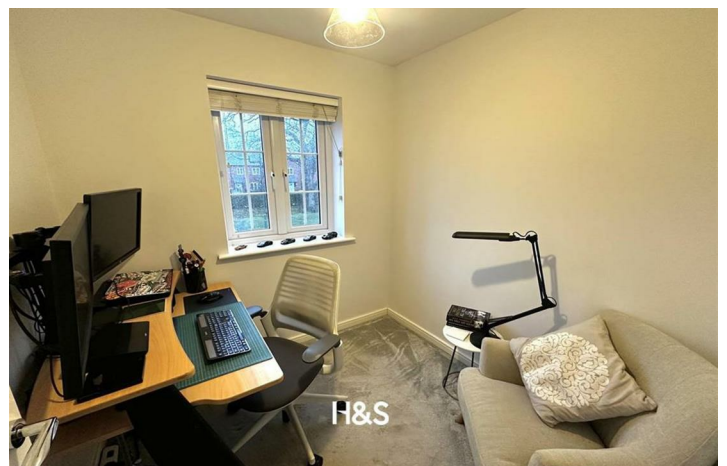
Nestled in the desirable Tidbury Heights development on Dewberry Road, Tidbury Green, Solihull, this exceptional three-bedroom property offers a perfect blend of modern living and comfort. The ground floor provides an ideal family living space, thoughtfully designed to cater to both relaxation and entertainment. Comprising of three bedrooms, guest WC, En Suite, kitchen / diner and a private rear garden, this property is perfect for those seeking a ready-to-move family home.

3

2

1

Council Tax Band:





## Approach

Via a larger than average driveway with access to the garden via a gate, the garage and path leading to front door

## Ground Floor

### Hall

A welcoming hall with a door to the ground floor WC and a door to the Lounge

### Ground Floor WC

Comprising of a WC, sink, radiator and an extractor fan

### Lounge

A bright and airy lounge with a double glazed window to the front, stairs leading to first floor landing with storage cupboard under and door to the kitchen/diner

### Kitchen/Diner

The main selling feature for this property is the modern kitchen/diner perfect for families and entertaining. There is a range of wall and floor base units with integrated appliances, space for a dining table and patio doors leading to the rear garden.

## First Floor

### Landing

Doors leading to the first floor rooms and access to the loft

### Master Bedroom

A double bedroom with two storage cupboards, space for wardrobes, a double glazed window overlooking the rear garden and door to the ensuite

### Ensuite

The modern suite comprises of a walk in shower, wc, sink and heated towel rail. There is tiling to splash prone areas and an extractor fan

### Bedroom Two

A double bedroom with a double glazed window to

the front elevation

### Bedroom Three

A single bedroom can be used as an office or nursery with a double glazed window to the front

### Bathroom

The suite comprises of a bath with shower over, a wc and sink. There is tiling to splash prone areas, a heated towel rail and an extractor fan

## Outside

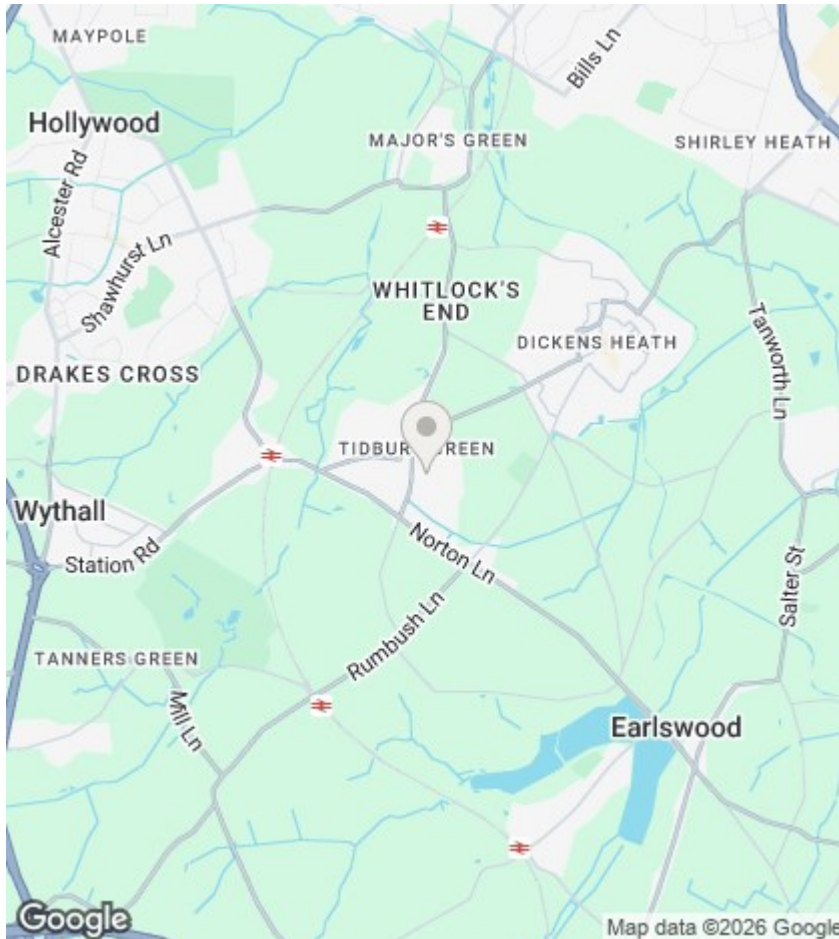
### Westerly Facing Rear Garden

A private rear garden with a slabbed patio area leading to the lawn, there is fencing to boundaries and a gate leading to the front









## Directions

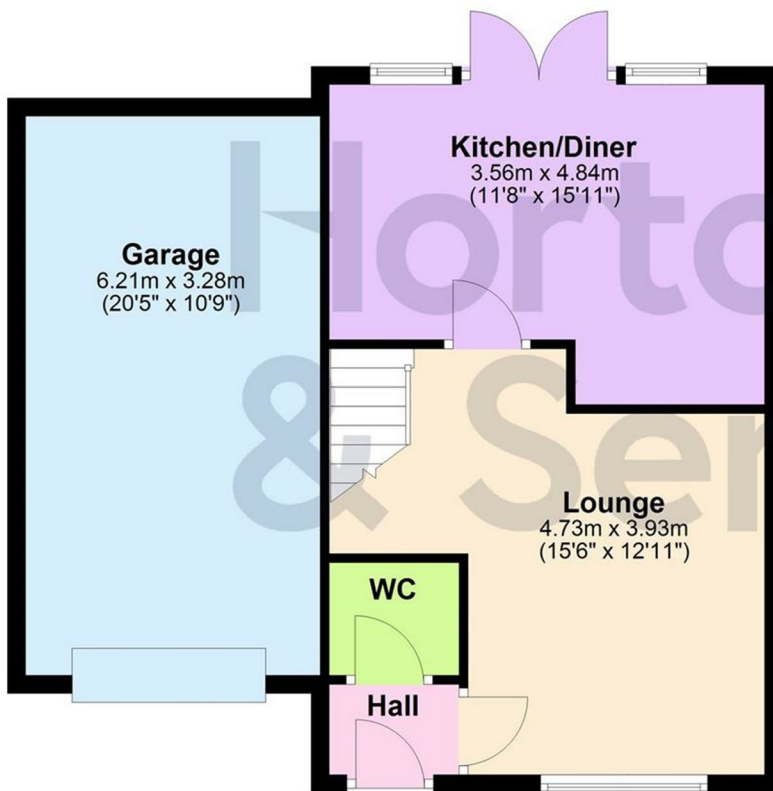
## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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

