



Leafield Road  
SOLIHULL





### Property Description

Property comprises of front driveway, entrance porch, hallway, lounge, extended (conservatory) dining room, fitted and integrated kitchen, side garage, landing, family bathroom, four good sized, master ensuite and rear garden.

Property is located a stone's throw away from JLR and within a short drive to Solihull Town Centre. Benefiting from easy motorway access and plenty of public transport links.

Double glazed and gas central heating. Kitchen and family bathroom have been modernised recently.

This is a must view to fully appreciate size and condition. Contact Burchell Edwards today on 0121 705 7551

### Approach

Front driveway.

### Entrance Porch

Double glazed door to front aspect.

### Entrance Hallway

Double glazed door to front aspect and central heating radiator.

### Lounge

23' x 15' ( 7.01m x 4.57m )

Double glazed window to front aspect and patio doors to rear aspect, TV points and central heating radiator.

### Dining Room

11' x 9' ( 3.35m x 2.74m )

Double glazed window to rear aspect and patio doors to rear aspect along with central heating radiator.

## Kitchen

.16' x 7' ( 4.88m x 2.13m )

Double glazed window to rear aspect. A range of wall and base units with work surfaces over. Sink and drainer, tiled to splashback areas, gas oven, gas hob with cookerhood over and integrated fridge freezer.

## Bedroom One

21' x 9' ( 6.40m x 2.74m )

Double glazed window to front aspect, built in wardrobes, TV points and central heating radiator.

## Ensuite

Double glazed window to rear aspect, hand wash basin, shower cubicle, extractor fan, central heating radiator and part tiled.

## Bedroom Two

11' x 10' ( 3.35m x 3.05m )

Double glazed window to rear aspect, TV point and central heating radiator.

## Bedroom Three

11' 11" x 10' ( 3.63m x 3.05m )

Double glazed window to front aspect, TV point and central heating radiator.

## Bedroom Four

8' x 7' 10" ( 2.44m x 2.39m )

Double glazed window to front aspect, TV point and central heating radiator.

## Family Bathroom

Double glazed window to rear aspect, jacuzzi bath, WC, part tiled and central heating radiator.

## Garage

Double doors, lights and electrics.

## Rear Garden

Seating area leading to lawn, pond and mature foliage.









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To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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Property Ref: SOL205888 - 0004