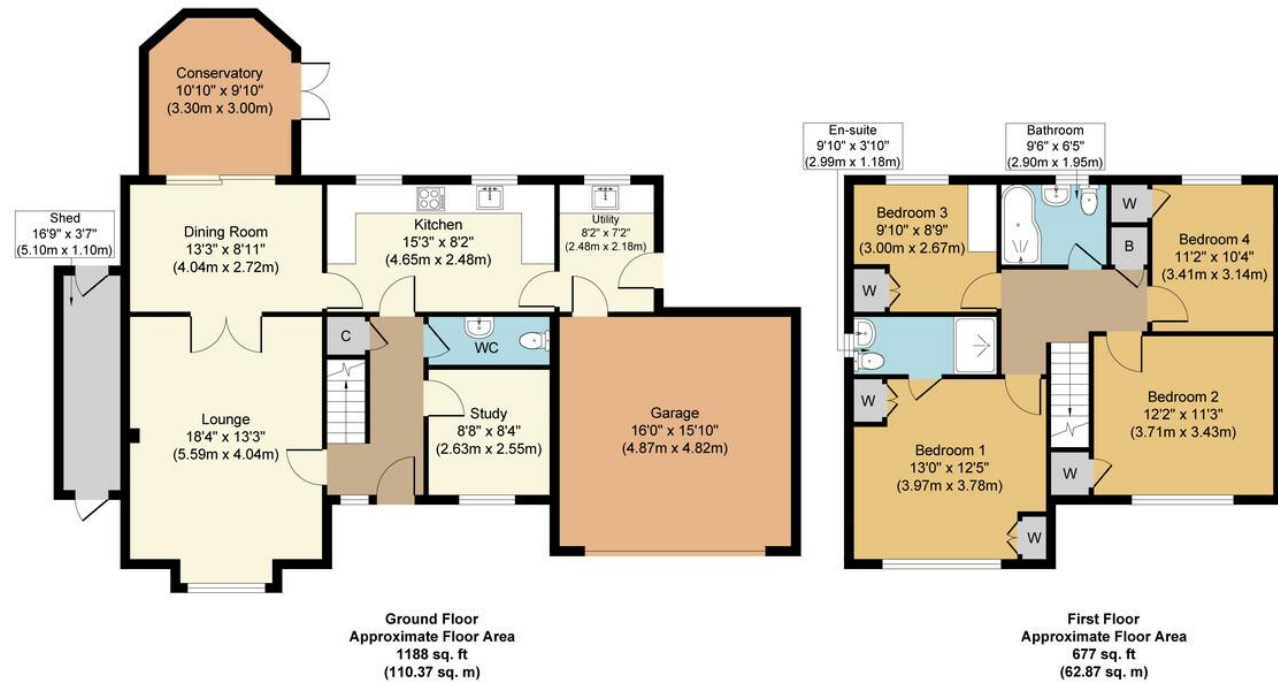




Floorplan Layout



**Grandborough Drive,
Solihull, B91 3TS**

Asking Price Of **£795,000**



- FOUR BEDROOM DETACHED
- LOUNGE
- DINING ROOM
- STUDY/SNUG ROOM
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Grandborough Drive, Solihull, B91 3TS

Asking Price Of £795,000

Property Description

A four bedroom spacious family detached home in Hillfield with potential to extend.

A rare opportunity to purchase this four bedroom spacious family home on a large corner plot in the sought after area of Hillfield. This is within walking distance of Solihull Town Centre and Solihull Train Station. The property briefly comprises of a lounge, dining room, conservatory, kitchen, utility, study/snug, downstairs WC, master bedroom with en-suite, three further good sized bedrooms and a family bathroom. It also benefits from UPVC double glazed windows, doors, fascia and soffits and gas central heating throughout. There is a large driveway to the front, a double garage with an electric up and over door and a good sized rear garden which is mainly laid to lawn.

APPROACH Large corner plot with a block paved driveway for multiple cars, mainly laid to lawn with mature shrubbery.

RECESSED PORCH With quarry tiled floor and downlighter.

HALLWAY With understairs storage cupboard and a wall light.

LOUNGE A spacious room with bay window to front. Fireplace with electric fire and double doors to dining room.

DINING ROOM Patio doors to conservatory with wall lights.

STUDY/SNUG Leaded window to front.

CONSERVATORY Side doors to rear garden, fan light and tiled floor.



BREAKFAST KITCHEN Wall and floor units, tiled floor, 1 1/2 sink and drainer, electric oven and microwave, gas hob and extractor hood, integrated Neff dishwasher, integrated fridge, spotlights and double windows to rear.

UTILITY ROOM Window to rear, door to side entrance, door to integral garage, space for fridge freezer, space for washing machine and dryer and spotlights.

DOUBLE WIDTH GARAGE Double garage with light and electric up and over door.

LANDING Loft hatch and doors to four bedrooms and family bathroom.

MASTER BEDROOM Leaded window to front. Built in double wardrobes and drawers. Spotlights.

EN-SUITE Window to side. Low level WC, sink and vanity storage cupboards. Walk in shower, shelving, heated towel rail and spotlights.

BEDROOM TWO Leaded window to front and large storage cupboard.

BEDROOM THREE Window to rear. Fitted double wardrobe with cupboards above bed. Fitted shelving and drawers.

BEDROOM FOUR Window to rear and storage cupboard.

FAMILY BATHROOM Bath with shower over, low level WC, sink and vanity unit with storage, heated towel rail, spotlights and window to rear.

GARDEN A spacious garden, mainly laid to lawn with mature shrubbery, patio area for outside dining and an additional seating area. Side entrance with gate. There is an outside water tap and a storage shed to the side of the house.



To book a viewing of this property:

Email info@ruxtonproperty.co.uk

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