



REASSURINGLY LOCAL



Asking Price Of **£595,000**





Three Bedroom Detached Property

- EXTENDED THREE BEDROOM DETACHED PROPERTY
- FABULOUS BREAKFAST KITCHEN
- BEAUTIFUL MATURE GARDEN
- CUL-DE-SAC
- SOUGHT AFTER LOCATION
- NO UPWARD CHAIN

A beautifully presented and extended three bedroom detached property which is situated in a quiet cul-de-sac location on a sought-after road, it also benefits from no upward chain. The property briefly comprises of a welcoming entrance hallway, with a downstairs w/c, and large lounge/dining room, ideal for relaxing or entertaining, the newly installed fully fitted Avanti kitchen is a true highlight, utility room, three good size bedrooms and a larger than average family bathroom. The garden is very private and mature. Viewing is highly recommended to appreciate this lovely family home.

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



APPROACH

Pinfold Road is approached by a tarmac drive which provides parking for three cars. There are maintained hedges and shrubbery to the sides.

ENTRANCE PORCH

A welcoming entrance porch, which has a character tiled floor, ideal space to hang coats and store shoes.

HALLWAY

DOWNSTAIRS W/C

A smart cloakroom with a low level w/c, chrome ladder radiator, Amtico flooring and spotlights to the ceiling.

LOUNGE

A beautiful lounge space with a gas fire and a coal effect, traditional bay window to front elevation.

LIVING ROOM

The living room is an ideal space for relaxing or entertaining, modern ladder radiator, and bi-fold doors which provide the option to combine the indoor-outdoor living space, looking out to the private mature rear garden.

BREAKFAST KITCHEN

The superb Avanti designed breakfast kitchen, really is the highlight of this family home. The fitted kitchen boasts an integral Bosch microwave, Bosch oven and induction hob with an overhead extractor fan. Integral Bosch fridge/freezer, Bosch dishwasher. The central island has plenty of storage and provides a great informal place to sit with contemporary lighting over. High specification sink and tap. Quartz worktops, two skylights which make it lovely and light. Spotlights to the ceiling. Window with electric blinds to the rear elevation overlooking the garden. The

stylish Amtico flooring is the ideal choice as it is easy to maintain and clean.

UTILITY ROOM

A large utility room with a stainless sink and drainer and tap with storage below. Space for washing machine/dryer. Ladder radiator, spots to ceiling, Amtico flooring and door to the garage.

MASTER BEDROOM

A good size master bedroom with fitted wardrobes, bay window to the rear elevation overlooking the garden.

BEDROOM TWO

A generous size room with two sets of double fitted wardrobes with shelving space above, bay window to the front elevation.

BEDROOM THREE

A larger than average third bedroom with the potential to make even bigger, door to a huge space which would be ideal for storage or a walk-in wardrobe.

FAMILY BATHROOM

A large family bathroom with a chrome towel rail radiator, storage cupboard, sink with taps, bath with an electric Triton shower over.

GARAGE

With wall shelving, a worktop, high ceiling and plenty of work space.

GARDEN

A private rear garden with a patio area, mainly laid to lawn, mature plants and shrubbery, archway which leads to a gravel area, sunhouse with electric power points. At the end of the garden, you will find a shed which has a bricked air raid shelter underneath and paved area.

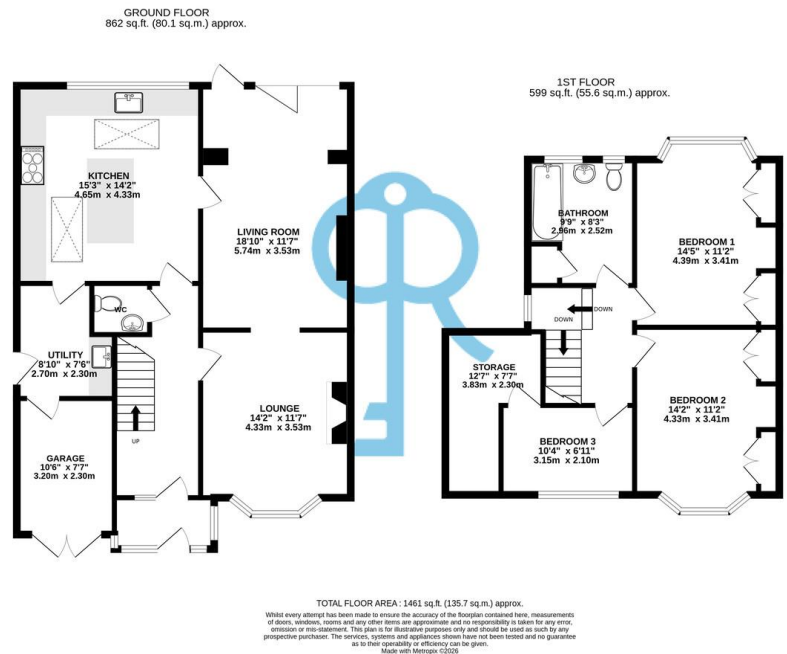








Floor Layout



Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

Total approx. floor area 1461 sq.ft.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.

