



REASSURINGLY LOCAL



Offers Over **£615,000**





Four Bedroom Detached Property

- Detached Family Residence
- Four Bedrooms (Master En Suite)
- ***NO CHAIN***
- Walking Distance of Solihull Town Centre & Train Station
- Spacious Lounge & Dining Room
- Cul de Sac Position
- Breakfast Kitchen
- Double Garage & Driveway
- Landscaped Rear Garden

A well presented four bedroom detached family residence enjoying a cul de sac position within a sought after location. The excellent living accommodation briefly comprises; reception hall, guest cloakroom/wc, dining room, spacious lounge with Inglenook fireplace, conservatory, breakfast kitchen, first floor landing, master bedroom with en-suite shower room/wc, three further bedrooms, family bathroom/wc, fore garden, driveway, double garage and good size enclosed rear garden.

LOCATION

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.



RECEPTION HALL

GUEST CLOAKROOM/WC

DINING ROOM

10' 9" x 9' 10" (3.28m x 3m)

SPACIOUS LOUNGE

21' 0" x 11' 7" (6.4m x 3.53m)
with feature inglenook fireplace

CONSERVATORY

12' 5" x 9' 6" (3.78m x 2.9m)

BREAKFAST KITCHEN

12' 2" x 11' 10" (3.71m x 3.61m)

FIRST FLOOR LANDING

MASTER BEDROOM

15' 3" x 10' 0" (4.65m x 3.05m)

EN-SUITE SHOWER ROOM/WC

BEDROOM TWO

11' 8" x 9' 10" (3.56m x 3m)

BEDROOM THREE

12' 10" x 7' 8" (3.91m x 2.34m)

BEDROOM FOUR

8' 7" x 7' 7" (2.62m x 2.31m)

FAMILY BATHROOM/WC

FORE GARDEN

DRIVEWAY

DOUBLE GARAGE

18' 4" x 16' 8" (5.59m x 5.08m)
with remote controlled doors, water supply, power supply, lighting and roof storage space

GOOD SIZE ENCLOSED REAR GARDEN

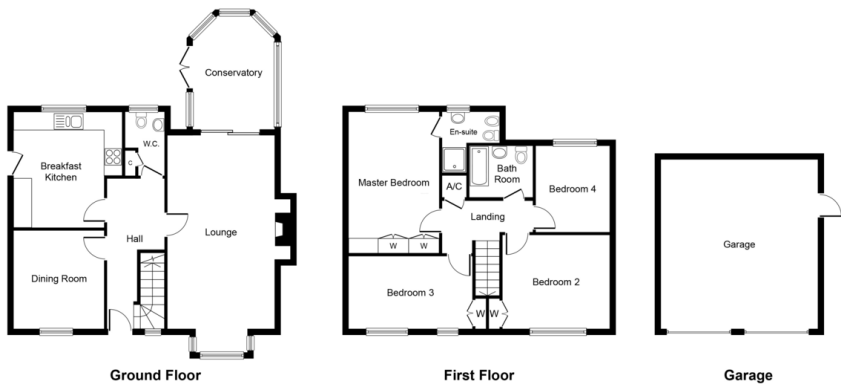








Floor Layout



Approx. Gross Internal Floor Area 1,714 sq. ft. (159.3 sq. m.)

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.
Copyright V360 Ltd 2024 | www.houseviz.com

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 159.3 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.

