



smarthomes



- A Beautifully Presented & Substantially Extended Semi-Detached Family Home
- Four Bedrooms
- Modern En-Suite Shower Room
- Impressive Family Dining Kitchen

Witherford Croft, Solihull, West Midlands, B91 1TU

A beautifully presented and substantially extended four bedroom semi-detached family home benefitting from a lounge opening into an impressive family dining kitchen, home office, guest W.C, utility room, re-fitted family bathroom, modern en-suite shower room and South facing landscaped rear garden

Offers in Region of £520,000

EPC Rating - D

Current Council Tax Band - D



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block edged gravel driveway providing off road parking extending to courtesy door to side and double glazed door leading into



Enclosed Porch

With ceramic tiling to floor and panelled door leading through to



Entrance Hall

With ceramic tiling to floor, radiator, spindle balustrade staircase leading to first floor accommodation with handy under-stairs store cupboard and part glazed door leading into

Home Office to Front

6' 8" x 4' 8" (2.03m x 1.42m) With double glazed window to front elevation, ceiling light points, stripped timber flooring and radiator



Guest WC

With low flush WC, feature obscure double glazed window to side, ladder style radiator, vanity unit with ceramic bowl and mixer tap, inset down lighters, ceramic tiled flooring and tiling to splashback areas



Lounge to Front

14' 9" into bay x 10' 4" (4.5m x 3.15m) With double glazed bay window to front elevation, feature cast fire surround with tiled hearth, coving to ceiling, ceiling light point, wall lighting, radiator and opening through to

Impressive Extended & Re-Fitted Family Dining Kitchen to Rear

24' 5" x 25' 4" (7.44m x 7.72m) Being re-fitted with a comprehensive range of attractive Shaker style wall, drawer and base units incorporating pan drawers, glazed display cabinets and bespoke storage cupboards, stripped timber worktops, sink and drainer unit with feature mixer tap, tiling to splashback areas, inset eye-level Bosch double oven, large island with breakfast bar area and Bosch five ring gas hob, integrated fridge, freezer and dishwasher, double glazed window to side elevation, door to utility, ceramic tiling to floor, ceiling and wall lighting, vertical radiator, substantial space for seating/family and dining area with radiator, double glazed windows to rear, double glazed bi-folding doors leading out to the rear garden, feature vaulted ceiling with Velux windows and hard-wiring for wall mounted television

Utility Room

With wall unit, work surface and space and plumbing for washing machine

First Floor Landing

With a feature obscure double glazed window to side elevation, stairs rising to second floor, ceiling smoke alarm and panelled doors leading off to

Bedroom Three to Rear

15' 3" x 9' 9" (4.65m x 2.97m) With double glazed bay window to rear elevation, coving to ceiling, radiator and ceiling light point

Bedroom Two to Front

13' 6" x 9' 7" (4.11m x 2.92m) With double glazed bay window to front elevation, radiator, bespoke desk area and ceiling light point

Bedroom Four to Front

8' 2" x 6' 3" (2.49m x 1.91m) With double glazed window to front elevation, over-stairs storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece white suite comprising panelled bath with shower over and glazed screen, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, ceramic tiling to floor, complementary tiling to walls and ladder style radiator

Second Floor Landing

With ceiling light point and door to

Dual Aspect Master Bedroom

With two double glazed Velux windows to front elevation, UPVC double glazed sliding door with glass Juliet balcony to rear, radiator, ceiling spot lights and sliding door to

Modern En-Suite Shower Room to Rear

Being fitted with a modern white suite comprising of a corner shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

South Facing Landscaped Rear Garden

Being mainly laid to lawn with picket fencing, Indian stone patio, mature shrub borders, pathway leading to rear, feature seating area with pergola, timber potting shed and courtesy access to side

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Council tax band D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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.