



BRAMCOTE DRIVE, SOLIHULL, B91 2HT
ASKING PRICE OF £525,000



»X Four Bedroom Extended Detached

»X Immaculately Maintained & Decorated

»X Adjoining The Grand Union Canal

»X Large Open Plan Kitchen/Dining/Family Room

»X Living Room

»X Study/Dining Room

»X Downstairs Shower Room

»X Ensuite Shower Room & Family Bathroom

»X Early Viewing Essential

PROPERTY OVERVIEW

Situated in a quiet cul de sac location, an ideal opportunity to purchase this impressive four bedroom extended detached, adjoining the grand union canal. This property has recently been tastefully extended to the rear and side, benefits from gas central heating, double glazing and has the added attraction of a superb open plan kitchen/dining/family room with bifold doors leading out to the immaculate rear garden adjoining the canal. The property is well located for all amenities and briefly comprises of; enclosed porch, entrance hall, living room, dining room/study, large open plan kitchen/dining/family room, utility room, downstairs shower room, four bedrooms, ensuite shower room, family bathroom and beautifully landscaped rear garden.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band D

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin - Fibre Optic

LOFT SPACE

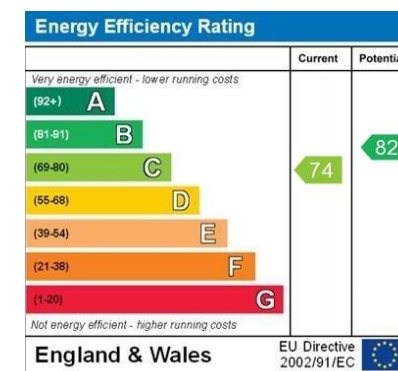
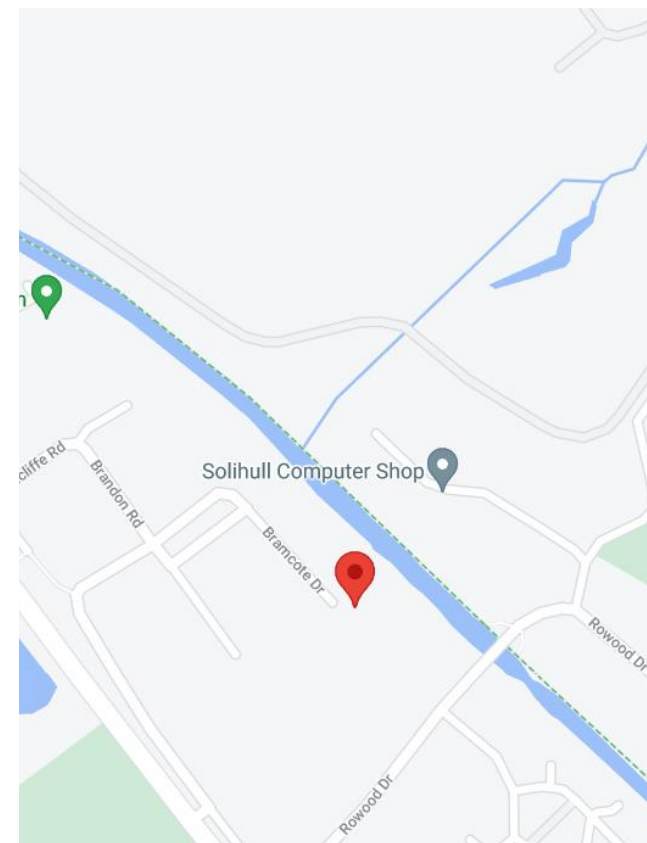
With ladder and lighting

GARDEN

North East facing

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated induction hob, integrated multifunction microwave, oven and grill and dishwasher (all Bosch), extractor, Liebherr fridge, carpets, fitted wardrobes in bedroom one, garden shed and summer house.



VIA THE BLOCK PAVED DRIVE

ENCLOSED PORCH

ENTRANCE HALL

12' 4" x 5' 10" (3.77m x 1.78m)

DINING ROOM/STUDY

14' 1" x 7' 2" (4.3m x 2.19m)

LIVING ROOM

17' 1" x 10' 7" (5.23m x 3.24m)

KITCHEN/DINING/FAMILY ROOM

25' 3" x 16' 10" (7.72m x 5.15m)

LAUNDRY/UTILITY ROOM

13' 4" x 6' 8" (4.08m x 2.05m)

SHOWER ROOM

10' 6" x 7' 6" (3.22m x 2.3m)

FIRST FLOOR LANDING

BEDROOM ONE (REAR)

16' 11" x 13' 4" (5.17m x 4.07m)

ENSUITE SHOWER ROOM

8' 4" x 4' 7" (2.55m x 1.4m)

BEDROOM TWO (FRONT)

17' 1" x 10' 7" (5.23m x 3.24m)

BEDROOM THREE (SIDE)

12' 6" x 6' 11" (3.83m x 2.11m)

BEDROOM FOUR (FRONT)

9' 1" x 7' 1" (2.77m x 2.17m)

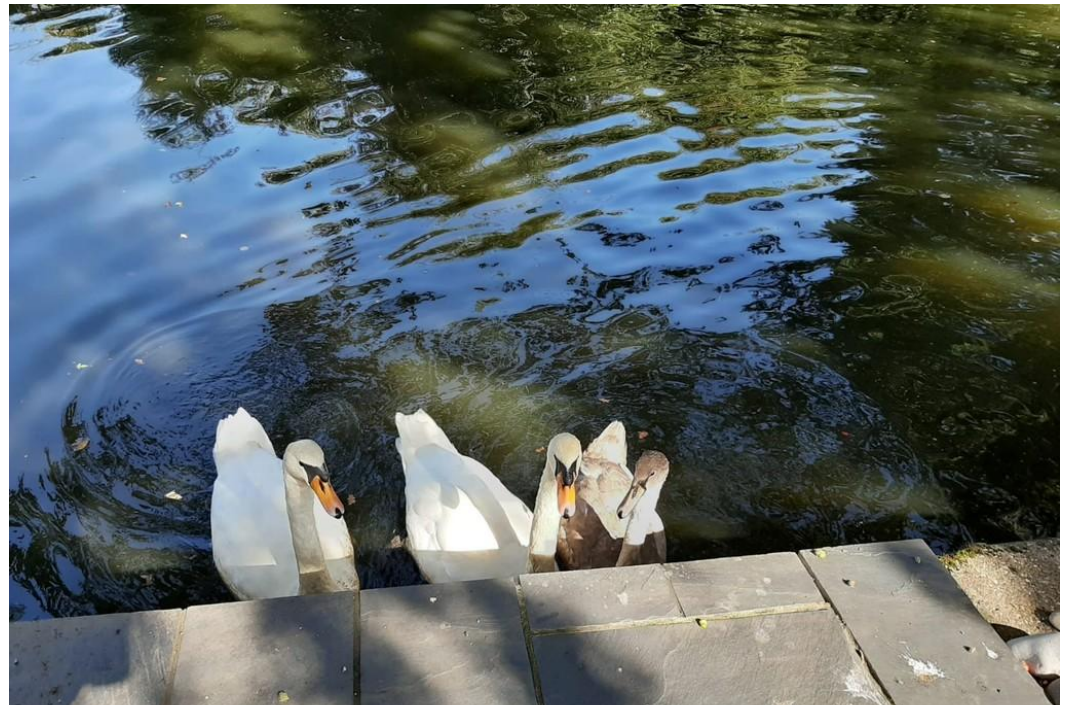
BATHROOM

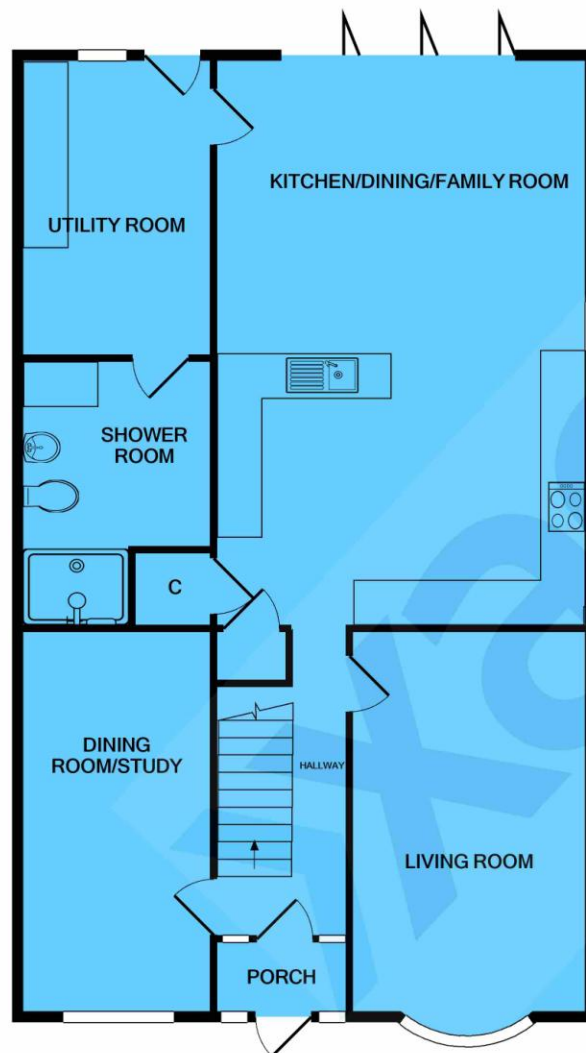
9' 4" x 5' 5" (2.87m x 1.67m)

OUTSIDE THE PROPERTY

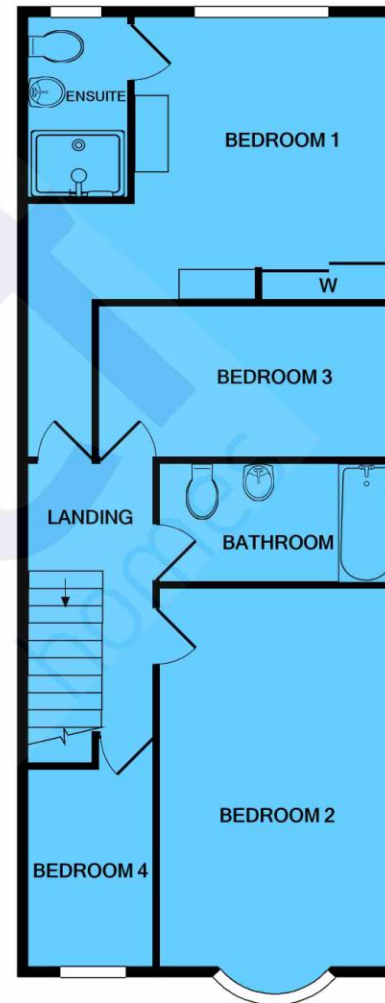
LANDSCAPED NORTH EAST FACING GARDEN







GROUND FLOOR



1ST FLOOR

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.
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