



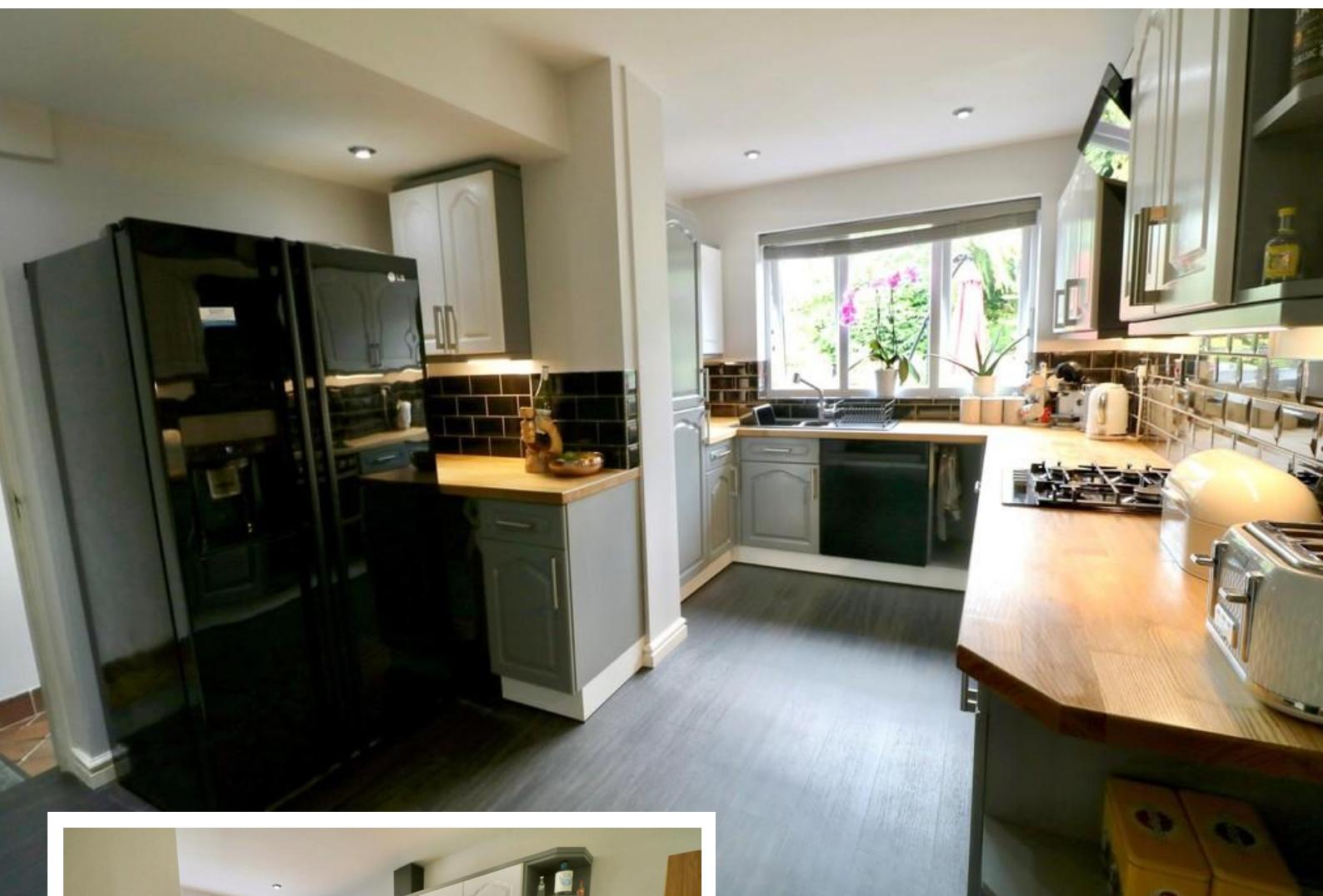
## Coverdale Road

Solihull, West Midlands, B92 7NU

- A Beautifully Presented & Extended Semi Detached Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Extended Kitchen

**£350,000**  
EPC Rating 'TBC'





## 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.

A beautifully presented and extended semi detached home set on a generous plot in a sought after location benefitting from two reception rooms, extended kitchen, utility area, guest W.C, double bedrooms, study area, re-fitted four piece family bathroom, impressive rear garden and side garage

The property is set back from the road behind a tarmacadam driveway providing off road parking. There are Chartwell green side hung doors leading to the garage and a matching Chartwell green composite front door leading through to





### Enclosed Porch

This spacious porch benefits from feature split face slate wall tiling, laminate flooring, ceiling light point and door leading into

### Entrance Hall

With ceiling light point, radiator, oak flooring, staircase with glass balustrade leading to the first floor accommodation and Oak doors radiating off to

### Guest WC

With low flush W C, vanity sink unit, ceiling light point, extractor and laminate flooring

### Lounge to Front

12' 0" x 10' 10" plus bay (3.66m x 3.3m) With double glazed bay window to front elevation, contemporary 4.9kw wood burning stove with wooden mantle over, ceiling light point, radiators and Oak glazed bi-fold doors leading through to

### Dining Room to Rear

11' 11" x 10' 11" (3.63m x 3.33m) With double glazed windows and French doors leading to a large patio area, feature chimney breast with split face slate tiling, ceiling light point and radiator

### Extended Kitchen

14' 6" x 10' 5" max (4.42m x 3.18m) Being fitted with a range of wall, drawer and base units, solid Ash timber work surfaces, sink and drainer unit with mixer tap, four ring gas hob with extractor over, inset double oven and grill, integrated dishwasher, fitted breakfast bar, radiator, ceiling light point and door to side entrance and utility

### Utility

With space and plumbing for washing machine, wall mounted gas boiler, wall storage units, work surface, UPVC double glazed door to rear garden and fire door to garage

### Landing

With access to loft space via drop down ladder, ceiling light point and Oak doors leading off to

### Bedroom One to Front

14' 6" into bay x 10' 10" max (4.42m x 3.3m) With double glazed bay window to front elevation, radiator and ceiling light point

### Bedroom Two to Rear

10' 11" x 11' 11" (3.33m x 3.63m) With double glazed window to rear elevation, radiator and ceiling light point





#### **Bedroom Three to Front**

10' 11" x 9' 2" (3.33m x 2.79m) With double glazed window to front elevation, radiator, ceiling light point and a walk in wardrobe with light

#### **Study Area to Rear**

11' 10" x 3' 4" plus storage cupboard (3.61m x 1.02m) With double glazed windows to side and rear, spot lights to ceiling and large built-in storage cupboard

#### **Four Piece Family Bathroom to Rear**

Being fitted with a four piece white suite comprising panelled bath, low flush WC, shower cubicle and pedestal wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, radiator and ceiling light point

#### **Beautifully Landscaped Rear Garden**

Having a large relaxing patio area ideal for entertaining with steps leading down to several shaped lawned areas, ornamental pond with cascading water feature, an abundance of flowering shrub borders and mature trees, hedging to boundaries, timber log storage shed and a new modern plastic shed with opening double doors (available via separate negotiation)

#### **Side Garage**

This good size garage benefits from side hung doors to property frontage, sink with hot and cold taps and a courtesy door to utility room

#### **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 Nigel Hodges

