



smarthomes



- An Individually Re-Designed Detached Family Home
- Four Good Size Bedrooms
- Three Reception Rooms
- Two Modern Bathrooms

Claverdon Close, Solihull, West Midlands, B91 1QP Offers Over £750,000

A substantially extended and individually re-designed detached family home situated in a sought after location benefitting from spacious accommodation, extensive conservatory with hot tub, master bedroom with dressing area and en-suite bathroom, home office and large west facing rear garden. EPC Rating – '78' C



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 an ample block paved driveway providing off road parking with a dwarf brick wall, planted shrubs and a feature canopy porch with a UPVC double glazed door leading into



Welcoming Entrance Hallway

With ceiling light point and spot lights, coving to ceiling, two double glazed window to the front elevation, ceramic tiling to floor, radiator, Oak spindle staircase leading to the first floor accommodation, under stairs storage cupboard and Oak door leading off to



Triple Aspect Lounge

20' 10" x 12' (6.35m x 3.66m) With UPVC double glazed windows to the front and side elevations, UPVC sliding patio doors leading to the rear garden, coving to ceiling, two wall mounted radiators, wall and ceiling light points and a brick built fireplace with cast effect living flame gas fire



Bedroom Four/Dining Room to Front

15' 2" x 10' 2" (4.62m x 3.1m) With UPVC double glazed window to front elevation, coving to ceiling, wall mounted radiator and ceiling light point



Home Office to Rear

10' 6" x 9' 9" (3.2m x 2.97m) With double glazed French doors leading to the rear garden, ceramic tiled flooring, coving to ceiling, radiator and ceiling spot lights

Superb Fitted Breakfast Kitchen

19' 1" x 10' 7" (5.82m x 3.23m) Being fitted with a range of Oak wall, base and drawer units with granite and marble work surfaces over incorporating a sink and drainer with mixer tap over. Freestanding cast aga with feature exposed brickwork surround and wooden beam over, space and plumbing for dishwasher, breakfast bar, tiling to splash back areas and floor, radiator, ceiling spot lights, a double glazed window to the rear aspect, door to utility/garage and UPVC double doors leading to

Extensive Conservatory with Hot Tub

32' 5" x 10' 11" (9.88m x 3.33m) Of brick built and UPVC construction with a polycarbonate roof, two sets of French doors leading to the rear garden, tiled flooring, radiator, light points and a 5 seater hot tub

Utility/Garage

9' 11" x 7' 10" (3.02m x 2.39m) With an up and over door to property frontage, wall mounted storage cupboards, fitted work surface with space and plumbing below for washing machine and tumble dryer, UPVC double glazed window to side, tiled flooring, radiator and a wall mounted central vacuum system

Guest W.C

9' x 6' 2" (2.74m x 1.88m) Being fitted with a white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas and floor, radiator, ceiling light point, two wall mounted gas central heating boilers and a freestanding pressurised tank

Landing

With a double glazed dormer window, radiator, coving to ceiling, ceiling light point and Oak door to

Dual Aspect Master Bedroom

19' 11" x 12' 11" (6.07m x 3.94m) With double glazed dormer windows to front and rear elevations, two radiators, ceiling light point and spot lights and opening to

Dressing Area

7' 8" x 6' (2.34m x 1.83m) With triple hanging rails and shelving, radiator and a double glazed dormer window to rear

En-Suite Bathroom

10' 5" x 9' 10" (3.18m x 3m) Being fitted with a white suite comprising of a bathtub with handheld shower attachment, large walk in shower enclosure, pedestal wash hand basin and a low flush W.C. Radiator, bespoke shelving, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed dormer window

Jack & Jill Bathroom

9' 10" x 7' 2" (3m x 2.18m) Being fitted with a white suite comprising of a bathtub with shower and glass shower screen, pedestal wash hand basin and a low flush W.C. Tiling to splash prone areas and floor, ceiling spot lights, an obscure double glazed dormer window to rear and Oak door to

Dual Aspect Bedroom Two

12' x 11' 8" (3.66m x 3.56m) With double glazed dormer windows to the front and rear elevations, two radiators, ceiling spot lights, Oak effect flooring and bespoke fitted storage and wardrobes

Bedroom Three to Front

10' 0" x 9' 10" (3.05m x 3m) With double glazed dormer window to front elevation, double mirror fronted wardrobe, radiator and ceiling light point

Large West Facing Rear Garden

Being mainly laid to lawn with a substantial paved patio area, decorative rockeries, feature 8 foot deep carp pool with water feature, fencing to boundaries, gated side access, hardstanding for greenhouse, external power points, patio heater, cold water tap, brick built BBQ area and a block paved pathway with feature gazebo leading to

Large Detached Garage

17' 11" x 15' 3" (5.46m x 4.65m) Offering potential for conversion to an annex or home office subject to relevant planning and benefiting from a double glazed window to side, boarded loft space, fitted work surface with sink and drainer and an up and over garage door leading to a further gated block paved driveway

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



Ground Floor
Approx. 135.4 sq. metres (1457.6 sq. feet)



First Floor
Approx. 85.5 sq. metres (919.8 sq. feet)



Total area: approx. 220.9 sq. metres (2377.4 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.