



smart homes

Brentwood Close

Solihull, West Midlands, B91 1UL

- A Substantially Extended Semi-Detached Family Home
- Five Bedrooms
- Two Spacious Reception Rooms
- Extensive Private Rear Garden

Offers Over £450,000

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.

The property is situated at the end of the cul-de-sac and is set back from the road behind a paved driveway providing off road parking with hedgerow borders and UPVC double glazed double doors leading into

Porch

With tiled flooring and a single glazed wooden door with matching side windows leading to





Entrance Hallway

With ceiling light point, radiator, coving to ceiling, stairs leading to the first floor accommodation, under stairs storage cupboard and door leading off to

Reception Room One to Front

13' 5" x 11' 5" (4.1m x 3.5m) With a double glazed bay window to front elevation, wall mounted radiator, coving to ceiling, ceiling light point and a brick built fireplace

Reception Room Two to Rear

20' 4" x 11' 5" (6.2m x 3.5m) With a double glazed door with matching windows to sides leading to rear garden, wall mounted radiator, coving to ceiling, two ceiling light points and an electric fire with marble hearth and inlay and wooden surround

Breakfast Kitchen to Rear

15' 8" x 7' 6" (4.8m x 2.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding cooker with extractor hood over, tiling to splash back areas, radiator, two ceiling light points, a UPVC double glazed window to the rear aspect and door to

Utility

7' 6" x 6' 10" (2.3m x 2.1m) With a fitted work surface, space and plumbing for washing machine, UPVC double glazed door to rear, window to side, tiled flooring, ceiling light point and door to

Guest W.C

Being fitted with a suite comprising a low flush W.C and wash hand basin. Obscure double glazed window to rear, tiling to splash back areas and floor, radiator and ceiling light point

Landing

With loft access, ceiling light point, storage cupboard with an obscure window to side and door to

Bedroom One to Front

13' 5" x 11' 1" (4.1m x 3.4m) With double glazed bay window to front elevation, radiator, ceiling light point, coving to ceiling and a range of fitted wardrobes

Bedroom Two to Rear

12' 1" x 11' 1" (3.7m x 3.4m) With double glazed window to rear elevation, coving to ceiling, radiator and ceiling light point

Dual Aspect Bedroom Three

18' 4" x 6' 10" (5.6m x 2.1m) With double glazed windows to the side and rear elevations, radiator, coving to ceiling, ceiling light point and a range of fitted wardrobes





Bedroom Four to Front

13' 5" x 7' 2" (4.1m x 2.2m) With double glazed window to front elevation, coving to ceiling, radiator, ceiling light point and a built in wardrobe

Bedroom Five to Front

8' 10" x 6' 6" (2.7m x 2m) With double glazed window to front elevation, coving to ceiling, radiator and ceiling light point

Family Shower Room to Rear

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a white suite comprising of a walk in shower, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation



Extensive Private Rear Garden

Being mainly laid to lawn with a crazy paved patio area, a variety of mature shrubs and bushes, external lighting, cold water tap and panelled fencing to boundaries. There is a wooden gate leading to a further garden area with a greenhouse, timber framed shed and vegetable patch

Integral Garage

With an electric roller shutter door for vehicular access

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