



**smarthomes**  
PORTFOLIO COLLECTION



**Stonor Park Road**  
**Solihull**

**A beautifully renovated and heavily extended executive detached family home finished to an exceptionally high specification set over approximately 3000sqft of accommodation.**

**Set behind electric gates providing ample parking the accommodation comprises, welcoming reception hall, sitting room, spacious living area with bespoke bar area, guest WC, large luxury living/dining kitchen, utility room, four double bedrooms, one with luxury en-suite and a further master suite enjoying a walk in wardrobe and contemporary wet room, stylish family bathroom and separate WC to second floor, exceptionally large landscaped rear garden with purpose built self-contained annexe, extensive driveway providing ample parking and garage with electric doors.**





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 sliding electric gates leading to a tarmac driveway with block paved edging and inset lighting, storm porch with slate flooring and bespoke door leading into

### **Welcoming Reception Hall**

With ceiling light point, spotlights to ceiling porcelain tiled flooring and modern doors radiating off to

### **Guest WC**

Fitted with a Porcelanosa suite comprising low flush WC with concealed cistern, floating vanity sink unit, Porcelanosa tiling to floor and splashback areas, spotlights to ceiling and double-glazed window

### **Spacious Living Room One Dual Aspect**

*32'6" x 12'0" (9.91m x 3.66m)*

Being triple aspect with double glazed-windows to side elevation, double glazed bi-folding doors to rear elevation, fitted bar area with a range of storage units and a central seating area, wine cooler, display cabinets with inset lighting, ceiling light points, ceiling speakers, suspended ceiling with hidden LED lighting

### **Reception Room Two to front elevation**

*10'8 x 13'9" (3.25m x 4.19m)*

With double glazed bay window to front elevation, ceiling light point, contemporary inset gas fire, fitted storage units and shelving

### **Luxury Fitted Kitchen/Dining/Family room**

*18'11" x 16'11 (5.77m x 5.16m)*

Fitted with a luxury German built kitchen with an extensive range of storage units with a granite work surface incorporating sink and drainer

unit, fitted Siemens appliances include twin oven and microwave, plate warmer, full height fridge, full height freezer and integrated dishwasher. This luxury kitchen further boasts a large central island incorporating a two-ring gas hob and further oversized induction hob with a suspended modern extractor unit above and adjacent fitted dining area, double glazed windows to the side elevation, bi-fold doors to rear elevation, tech wall to splashback areas and Porcelanosa tiled flooring, spotlights to ceiling and door leading into

### **Utility**

*12'1" x 6'2" (3.94m x 1.88m)*

Fitted with eye level and base units and work surface incorporating sink unit, ceiling light point, four ring gas hob, double-glazed window, large storage area, door to garage and rear garden

### **First Floor Accommodation Landing**

With ceiling light points and doors radiating off to

### **Master Bedroom Suite to front elevation**

*13'9" x 14'11" (4.19m x 4.55m)*

With double glazed window to front elevation, ceiling speakers, ceiling light point, central heating radiator and door leading into

### **Large Walk-in Wardrobe**

With fitted shelving and drawers, spotlights to ceiling, double-glazed window and central heating radiator

### **En-Suite Wet Room**

Fitted with a Porcelanosa suite comprising low flush WC, vanity sink unit with medicine cabinet and adjacent mirror over, walk-in shower fitted with an overhead rainfall shower and further handheld shower attachment, heated towel rail, ceiling speakers, obscure double-glazed window and spotlights to ceiling

### **Bedroom Two to rear elevation**

*14'2" x 11'4" (4.32m x 3.45m)*

With double glazed window to rear elevation, ceiling light point, ceiling speaker, central heating radiator, extensive range of fitted wardrobes and drawers and a door leading into





### Luxury En-Suite

Being fitted with a modern Porcelanosa suite comprising low flush WC, vanity sink unit, walk-in shower fitted with an overhead rainfall shower and further handheld shower attachment, heated towel rail, Porcelanosa tiling to floor and walls ceiling speakers, obscure double-glazed window and spotlights to ceiling

### Bedroom Three to front elevation

13'9" x 12'0" (4.19m x 3.66m)

With double glazed bay window to front elevation, central heating radiator, ceiling light point and an array of fitted wardrobes and drawers

### Bedroom Four to rear elevation

11'1" x 11'8" plus fitted wardrobes (3.38m x 3.56m)

With spotlights to ceiling, central heating radiator and double-glazed window

### Family Bathroom

Being fitted with a modern white Porcelanosa suite comprising low flush WC, freestanding bath, oversized vanity sink unit, walk-in shower enclosure overhead rainfall shower and further handheld shower attachment, heated towel rail, ceiling speaker, Porcelanosa tiling to floor and walls and obscure double-glazed window to side elevation

### Second Floor Accommodation

#### Landing

With Velux roof light, spotlights to ceiling, central heating radiator and door leading into







### **Bedroom Five**

18'0" x 10'10" (5.49m x 3.3m)

With two Velux roof lights, fitted desk with cupboards and drawers to side, ceiling speaker, central heating radiator and ceiling light point

### **Guest WC**

With low level WC, vanity sink unit, ceiling light point, tiling to floor and splashback areas

### **Delightful Landscaped Rear Garden**

Enjoying a large, raised patio area with steps leading to extensive lawned area, mature trees, raised planters, further patio area and footpath leading to

### **Separate Annexe**

16'2" x 12'0" (4.93m x 3.66m)

**Lounge Area;** With double glazed bi-fold doors, fitted storage units, vertical radiator, spotlights to ceiling

**Kitchen Area;** benefitting from storage units with work surface over incorporating four ring gas hob and sink and drainer unit

**Walk-in Shower Enclosure;** fitted with white suite comprising low level WC, floating sink and shower cubicle with wall mounted shower attachment, double glazed window, heated towel rail, ceiling light point and extractor fan

### **Garage**

15'10" x 18'11 (4.83m x 5.77m)

Up and over electric doors to front, power and lighting

### **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. Current council tax band - F*





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### Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to **smarthomes** Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, **smarthomes** Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

### Floorplans



### Energy Efficiency Rating



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