



- A Beautifully Presented Semi-Detached Home
- Two/Three Bedrooms
- Re-Fitted Kitchen
- Superb Orangery

## Tanhouse Farm Road, Solihull, B92 9HA

A beautifully presented and extended two/three bedroom semi-detached family home. Offering accommodation comprising a lounge, extended and re-fitted kitchen, dining area, superb orangery, veranda, guest W.C/utility, two double bedrooms, further bedroom/dressing room, re-fitted family bathroom, driveway parking and a stunning mature landscaped rear garden

Offers Over £375,000

EPC Rating - C

Current Council Tax Band - 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 a block edged tarmac driveway providing off road parking with walls and fencing to boundaries, planted borders and a storm porch with a composite glazed front door leading into



## Entrance Hallway

With wooden flooring, half height Oak panelling, ceiling spot lights, radiator, stairs leading to the first floor accommodation, useful storage cupboards and door leading off to





### Guest W.C/Utility

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Space and plumbing for washing machine with work surface over, wall mounted gas central heating boiler, obscure UPVC double glazed window to side, tiling to splash back areas and floor and ceiling spot lights



### Lounge to Front

15' 8" x 11' 5" (4.8m x 3.5m) With UPVC double glazed bay window to front elevation with blackout blinds, ornate coving to ceiling, wall mounted radiator, ceiling light point and a feature living flame gas fire with wooden surround and marble hearth



### Dining Area

21' 3" x 7' 10" (6.5m x 2.4m) With a UPVC double glazed window to side, wall mounted radiator, wooden flooring, coving to ceiling, ceiling spot lights, two ceiling light points, access to kitchen and opening to

### **Orangery to Rear**

14' 1" x 12' 5" (4.3m x 3.8m) With UPVC double glazed French doors leading to rear garden with matching window to side, feature roof lantern, wooden flooring, wall mounted radiator, ceiling spot lights and a log burning stove with brick surround and hearth

### **Re-Fitted Kitchen to Rear**

18' 0" x 6' 6" (5.5m x 2m) Being re-fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with extractor hood over. Eye level double oven and grill, integrated microwave, integrated coffee machine, integrated fridge/freezer, integrated dishwasher, tiling to splash back areas and floor, ceiling spot lights, a double glazed window to the rear aspect and UPVC double glazed door leading to

### **Veranda**

13' 5" x 5' 10" (4.1m x 1.8m) Fitted with base units with a work surface over, space for tumble dryer, UPVC double glazed door and window to rear and a further UPVC double glazed door leading to a bin storage area with external power points and gated access to property frontage

### **Landing**

With UPVC double glazed windows to front and side elevations, half height Oak panelling, loft access via a drop down ladder, airing cupboard and door to

### **Bedroom One to Rear**

11' 5" x 11' 1" (3.5m x 3.4m) With double glazed window to rear elevation, radiator, ceiling spot lights, coving to ceiling and double opening doors to

### **Dressing Room/Bedroom Three to Rear**

9' 10" x 6' 6" max (3m x 2m max) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and door returning to landing

### **Bedroom Two to Front**

11' 1" x 9' 2" (3.38m x 2.79m) With two double glazed windows to front elevation, radiator, coving to ceiling and ceiling light point

### **Re-Fitted Family Bathroom to Side**

8' 10" x 6' 6" (2.7m x 2m) Being re-fitted with a modern white suite comprising of a panelled bath with centralised taps and shower attachment, corner shower enclosure, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, coving to ceiling, ceiling spot lights and an obscure double glazed window to the side elevation

### **Stunning Landscaped Rear Garden**

Being mainly laid to lawn with paved patio area, a variety of mature shrubs and bushes, panelled fencing to boundaries and a timber framed pergola with gated access to a further terrace patio area with a timber storage shed and greenhouse



## 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 – C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







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