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- A Refurbished and Extended Detached Family Home
- Four Good Size Bedrooms
- Re-Fitted Family Kitchen/Diner
- Re-Fitted En-Suite Shower Room

Dalecote Avenue, Solihull, West Midlands, B92 9QR

A beautifully refurbished and extended detached family home situated in a quiet cul-de-sac location. Offering impressive accommodation comprising a spacious lounge, extended and re-fitted family kitchen/diner, re-fitted guest W.C, extended master bedrooms with re-fitted en-suite shower room, three further good size bedrooms, luxury re-fitted family bathroom, landscaped rear garden, garage and driveway parking

£585,000

EPC Rating - D

Current Council Tax Band - E



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 tarmac driveway providing off road parking with slate chipped borders, hedging to boundaries and a composite front door leading into

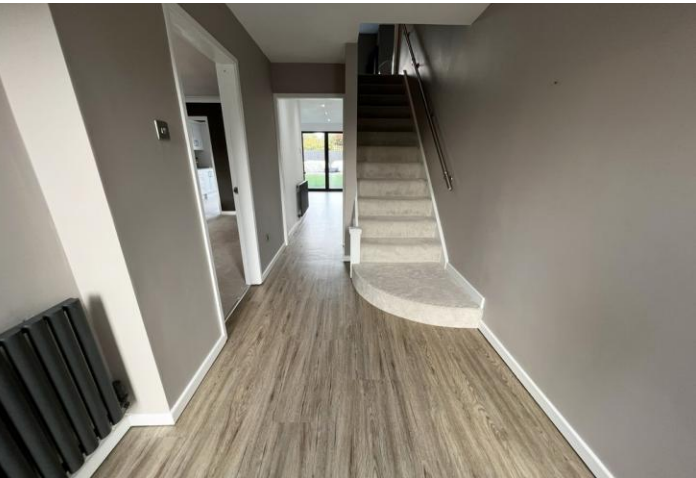


Entrance Hallway

With ceiling light point, LVT flooring, feature radiator, stairs leading to the first floor accommodation and door leading off to

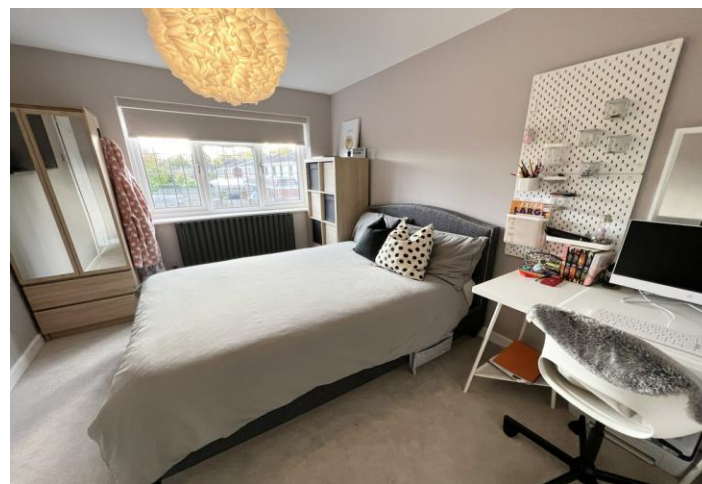
Lounge to Front

14' 8" x 11' 8" (4.47m x 3.56m) With UPVC double glazed bow window to front elevation, wall mounted radiator, ceiling light point, modern inset fire and opening into



Re-Fitted Family Kitchen/Diner to Rear

23' 11" x 13' 1" (7.29m x 3.99m) Being re-fitted with a comprehensive range of wall, base and drawer units with a work surface over incorporating an induction hob with extractor hood over. Island with a Belfast sink with mixer tap over, integrated dishwasher and breakfast bar. Eye level oven and grill, integrated microwave, integrated fridge/freezer, LVT flooring, ceiling spot lights, double glazed window to the rear aspect, double glazed bi-fold doors leading to rear garden and door to



Re-Fitted Guest W.C

Being re-fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, LVT flooring, heated towel rail, ceiling spot lights and door to garage

Landing

With light tunnel, loft hatch and door leading off to

Bedroom One to Rear

11' 11" x 11' max (3.63m x 3.35m max)
With two double glazed windows to rear elevation, vertical radiator, ceiling light point and door to

Re-Fitted En-Suite Shower Room

Being re-fitted with a modern white suite comprising of a corner shower enclosure, vanity wash hand basin and a low flush W.C. Heated towel rail, tiling to splash prone areas, LVT flooring, ceiling spot lights and an obscure double glazed window to the side elevation

Bedroom Two to Rear

12' 1" x 8' 5" (3.68m x 2.57m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

14' 11" x 9' 2" (4.55m x 2.79m) With two double glazed windows to front elevation, radiator and ceiling light point

Bedroom Four to Front

12' 4" x 9' 1" (3.76m x 2.77m) With double glazed window to front elevation, radiator and ceiling light point

Luxury Re-Fitted Family Bathroom

Being re-fitted with a luxury white suite comprising of a freestanding bath with floor mounted tap and shower attachment, vanity twin wash hand basins and a low flush W.C. Heated towel rail, tiling to splash prone areas, LVT flooring, ceiling spot lights and an obscure double glazed window to the side elevation

Landscaped Rear Garden

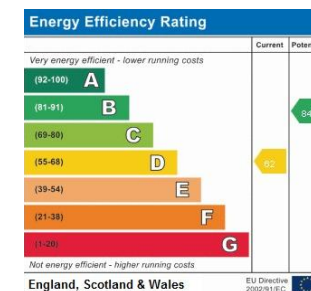
Being laid with an artificial lawn with extensive paved patio areas, slate chipped borders and panelled fencing to boundaries

Garage

With an electric roller shutter door to property frontage, ceiling light point and courtesy door to guest W.C

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 – E







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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. 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 are advised to recheck the measurements.