



Grosvenor Road, Solihull

Guide Price £635,000





## PROPERTY OVERVIEW

Located on a highly sought after road of Solihull is this delightful four bedroom detached property within a short distance of all local amenities, schools and town center. The property is set behind a wide block paved driveway providing parking for multiple vehicles and is accessed via a welcoming entrance hallway with ample storage and space for free standing furniture. The ground floor accommodation consists of:- a large open plan living / dining room with space for both a sofa seating area and dining table; a modern fitted kitchen with fully integrated appliances, warming drawer and breakfast bar; a practical utility room with fitted units and a single garage. The first floor is made up of four bedrooms, three of which are generously sized doubles with ample storage space. The fourth bedroom offers versatility to be used as a home office with all bedrooms being serviced via a family bathroom. Outside the property enjoys a south facing rear garden with patio seating.



#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways

Council tax band: F

Tenure: Freehold

- Four Bedroom Detached Property
- Highly Sought After Road Of Solihull
- Spacious Living / Dining Room
- Modern Fitted Kitchen
- Practical Utility Room
- Large Principal Bedroom
- Family Bathroom
- South Facing Rear Garden
- Wide Driveway Providing Ample Parking



#### ENTRANCE HALLWAY

16' 8" x 6' 11" (5.08m x 2.12m)

#### LIVING ROOM

18' 6" x 28' 7" (5.64m x 8.71m)

#### KITCHEN

15' 7" x 12' 8" (4.75m x 3.86m)

#### UTILITY ROOM

6' 0" x 7' 4" (1.84m x 2.24m)

#### STORAGE

5' 11" x 2' 0" (1.81m x 0.62m)

**SIDE ENTRANCE**

32' 3" x 3' 7" (9.84m x 1.1m)

**FIRST FLOOR****PRINCIPAL BEDROOM**

16' 1" x 11' 12" (4.9m x 3.65m)

**BEDROOM TWO**

11' 11" x 14' 6" (3.64m x 4.43m)

**BEDROOM THREE**

11' 4" x 12' 2" (3.45m x 3.7m)

**BEDROOM FOUR**

7' 3" x 9' 5" (2.21m x 2.88m)

**BATHROOM**

11' 12" x 8' 2" (3.65m x 2.48m)

**OUTSIDE THE PROPERTY****GARAGE**

12' 7" x 15' 6" (3.84m x 4.73m)

**SOUTH FACING GARDEN****ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, integrated hob, Bosch extractor, Bosch warming drawer, Bosch fridge, Bosch freezer, Bosch dishwasher, all carpets, some curtains, all blinds, large wardrobe in one bedroom, all light fittings and CCTV.

**ADDITIONAL INFORMATION**

Services: water meter, mains gas, electricity and mains sewers. Broadband: EE. Loft Space: Boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

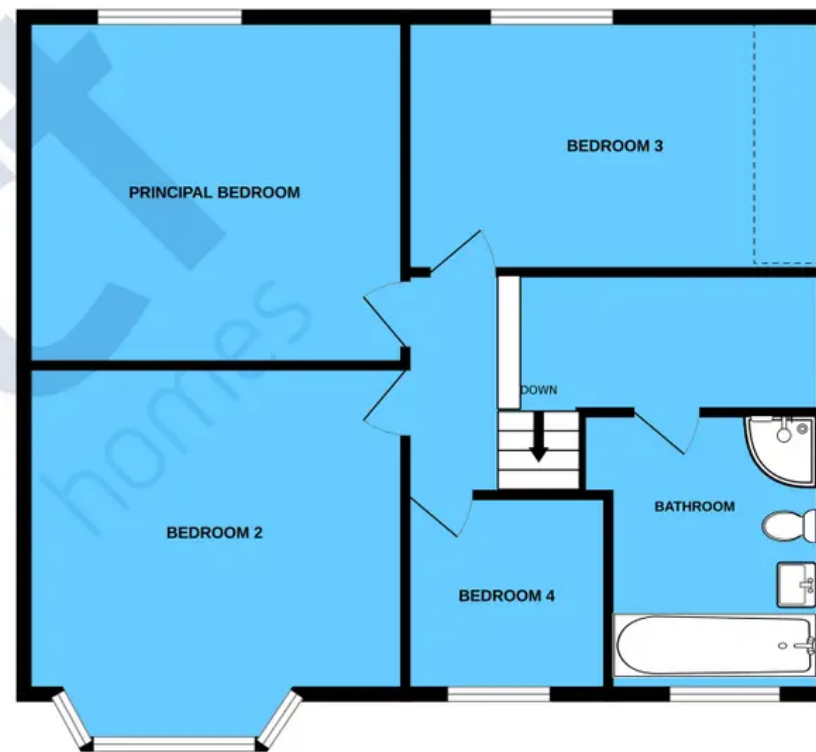
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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