



smarthomes



- A Substantially Extended Detached Family Home
- Six Double Bedrooms
- Two Reception Rooms
- Impressive Family Dining Kitchen

Southfields Road, Solihull, West Midlands, B91 3PL Offers Over £775,000

A beautifully presented & extended detached family home benefitting from; six double bedrooms, two reception rooms, home office, impressive family dining kitchen, guest WC, utility room, en-suite shower room, family shower room, family bathroom, off road parking and landscaped rear garden.



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 paved driveway providing generous off road parking extending to gated side access, exterior lighting and UPVC double glazed double doors leading into

Enclosed Porch

With double glazed windows, wooden flooring, ceiling light point and composite door with glazed insert leading through to





Entrance Hallway

With spot lights to ceiling, feature schoolhouse style radiator, herringbone wooden flooring, decorative coving to ceiling, stairs leading to the first floor accommodation, useful storage cupboard, Velux window and doors leading off to

Reception Room One to Front

16' 4" x 15' 5" (5.0m x 4.7m) With double glazed bow window to front elevation, coving to ceiling, ceiling light point and electric fire with decorative surround

Home Office to Front

10' 5" x 7' 10" (3.2m x 2.4m) With double glazed window to front elevation, herringbone engineered wood flooring, vertical radiator, decorative coving to ceiling and ceiling spot lights

Guest WC

With low flush WC, vanity sink, feature panelling to half height, decorative coving to ceiling, laminate flooring, extractor and ceiling light point

Impressive Family Dining Kitchen to Rear

23' 3" x 18' 8" (7.1m x 5.7m) Being fitted with a range of wall, drawer and base units with complementary wooden work surfaces, composite sink and drainer unit with mixer tap and hot water tap, tiling to splashback areas, space for six ring, multi-fuel range style cooker with extractor over, inset eye-level double oven with grill, further single over and separate grill, integrated wine fridge, space and plumbing for dishwasher, space for American style fridge freezer, under-cupboard lighting, two vertical radiators, ceiling light points, polished marble effect tiled flooring, feature vaulted ceiling with two Velux windows, UPVC double glazed folding doors leading out to the rear garden, door to utility room and glazed door with feature window to side leading into

Reception Room Two to Rear

16' 4" x 11' 9" (5.0m x 3.6m) With double glazed window to rear elevation, ceiling light points, coving to ceiling, radiator and feature electric fireplace with decorative wooden surround

Utility Room

7' 10" x 4' 3" (2.4m x 1.3m) With UPVC double glazed door to side passage, cupboards for storage, cupboard housing Baxi boiler, space and plumbing for washing machine and tumble dryer, useful under-stairs storage cupboard, radiator, polished tiling to flooring, coving to ceiling and ceiling spot lights

Accommodation on the First Floor

Landing

With double glazed window to front elevation, spot lights to ceiling, decorative coving to ceiling, radiator, stairs leading to the second floor accommodation and doors leading off to

Bedroom One to Front

16' 4" x 10' 5" (5.0m x 3.2m) With double glazed window to front elevation, radiator, ceiling light point, decorative coving to ceiling, built-in wardrobes and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising double shower enclosure with electric shower, low flush WC and vanity wash hand basin, complementary tiling to walls, ladder style radiator, laminate flooring, extractor and spot lights to ceiling

Bedroom Two to Rear

13' 1" x 9' 10" (4.0m x 3.0m) With double glazed window to rear elevation, radiator, coving to ceiling, ceiling light point and built-in wardrobes

Bedroom Three to Rear

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator, ceiling light point, coving to ceiling and built-in wardrobes

Family Bathroom to Rear

8' 10" x 6' 2" (2.7m x 1.9m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over, centralised mixer tap with further shower attachment and glazed screen, low flush WC and feature vanity sink with useful storage below, obscure double glazed window to rear, complementary tiling to walls, vertical radiator, laminate flooring, extractor and spot lights to ceiling

Bedroom Four to Front

12' 1" x 8' 2" (3.7m x 2.5m) With double glazed windows to front and side elevations, radiator, ceiling light point, coving to ceiling and fitted wardrobes

Accommodation on the Second Floor

Landing

With spot lights to ceiling, storage base cupboards with laminate work surface and matching upstands, mirrored tiled splashback and doors leading off to

Bedroom Five to Rear

13' 9" x 11' 1" (4.2m x 3.4m) With double glazed window to rear elevation, radiator, ceiling light point and useful storage to eaves

Bedroom Six to Rear

15' 1" x 11' 5" (4.6m x 3.5m) With double glazed window to rear elevation, radiator, ceiling light point and a range of built-in wardrobes

Shower Room to Rear

8' 6" x 5' 2" (2.6m x 1.6m) Being fitted with a three piece white suite comprising shower cubicle with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, ladder style radiator, extractor and ceiling light point

Side Passage

With wooden doors to front and rear and lighting

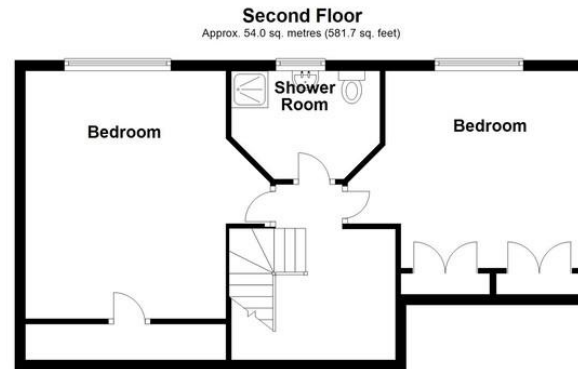
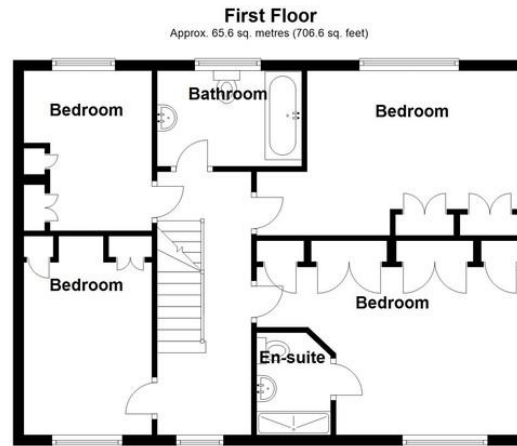
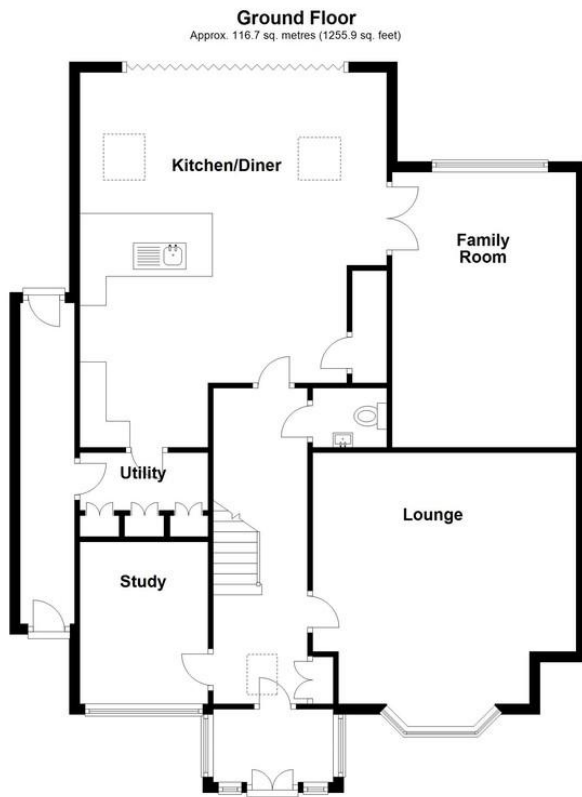
Landscaped Rear Garden

Having paved patio areas, centralised lawned area, gated side access to driveway, security lighting, timber Summer house with electrics and separate circuit board, timber potting shed, a variety of mature shrubs and bushes, raised railway sleeper borders, fencing to boundaries and external electrical sockets

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.





Total area: approx. 236.4 sq. metres (2544.2 sq. feet)



316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

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