



smarthomes



- A Beautifully Presented Semi-Detached Family Home
- Four/Five Double Bedrooms
- Through Lounge/Diner
- Extended Kitchen
- Guest W.C
- Oak Cottage Primary School Catchment
- Modern En-Suite Shower Room
- Private Rear Garden with Home Office Pod

Stonor Park Road, Solihull, West Midlands, B91 1EQ

Offers Over £575,000

A beautifully presented four/five bedroom semi-detached family home that has been extended over two floors. The property is within walking distance of Solihull Town Centre & Solihull Train Station and falls into the current catchment for Oak Cottage Primary School. Offering accommodation comprising a through lounge/diner, extended kitchen, four/five bedrooms, four piece family bathroom, en-suite shower room, guest WC, off road parking and a pleasant private rear garden with home office pod. EPC Rating – 73 Current Council Tax Band - E



Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property is set back from the road behind a block edged lawned fore garden and tarmacadam driveway providing generous off road parking extending to gated access to side, EV charge point and composite front door with glazed inserts leading into

Enclosed Porch

With double glazed windows, tiled flooring, lighting and UPVC obscure double glazed door leading through to





Entrance Hallway

With two ceiling light points, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Home Office/Bedroom Five to Front

10' 2" x 7' 2" (3.1m x 2.2m) With double glazed window to front elevation, radiator, coving to ceiling, ceiling light point and door leading into

Guest WC

With low flush WC, wall mounted wash hand basin with tiling to splashback, radiator, tiled flooring, ceiling light point and extractor



Through Lounge Diner

29' 2" into bay x 11' 9" (8.9m x 3.6m) With double glazed bay window to front elevation, double glazed French doors leading out to the rear garden, wooden flooring, two radiators, two ceiling light points, log burning stove with slate hearth and decorative surround and Victorian style decorative iron fireplace

Extended Kitchen to Rear

15' 5" x 13' 1" (4.7m x 4.0m) Being fitted with a range of wall, drawer and base units incorporating glazed display cabinets and wine rack, complementary butcher block wood work surfaces, double Belfast sink with mixer tap, tiling to splashback areas, space for range style cooker with double extractor over, space and plumbing for washing machine, dishwasher and tumble dryer, space for American style fridge freezer, useful recessed pantry area, wall mounted Worcester Bosch boiler, feature radiator, two ceiling light points, tiled flooring, two double glazed windows to rear and UPVC double glazed door leading out to the rear garden

Accommodation on the First Floor

Landing

With loft access, two ceiling light points, wooden flooring, obscure double glazed window to side and re-conditioned doors leading off to

Bedroom One to Rear

12' 5" x 12' 1" (3.8m x 3.7m) With double glazed window to rear elevation, radiator, ceiling light point and door leading into

En-Suite Shower Room

8' 2" x 6' 3" (2.5m x 1.91m) Being fitted with a three piece white suite comprising shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, ladder style radiator, extractor, wooden flooring and ceiling light point

Bedroom Two to Front

16' 0" x 12' 1" (4.9m x 3.7m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Front

11' 1" x 7' 6" (3.4m x 2.3m) With double glazed window to front elevation, radiator, ceiling light point and useful over-stairs storage cupboard

Bedroom Four to Front

14' 5" x 6' 10" (4.4m x 2.1m) With double glazed window to front elevation, radiator, wooden flooring and ceiling light point

Four Piece Family Bathroom

8' 2" x 6' 10" (2.5m x 2.1m) Being fitted with a four piece white suite comprising; freestanding feature bath with telephone effect mixer tap and shower attachment, low flush WC, pedestal wash hand basin and corner shower cubicle with thermostatic shower, obscure double glazed window to side, decorative tiling to water prone areas, wooden flooring, ladder style radiator, extractor and ceiling light point

Pleasant Rear Garden

Being mainly laid to lawn with decked terrace, paved patio to rear with timber Summer house, gazebo, timber potting shed, a variety of mature shrubs and bushes, fencing to boundaries and exterior lighting

Home Office Pod

15' 5" x 8' 10" (4.7m x 2.7m) With wooden flooring, electric power points 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 Nigel Hodges. Current council tax band – E

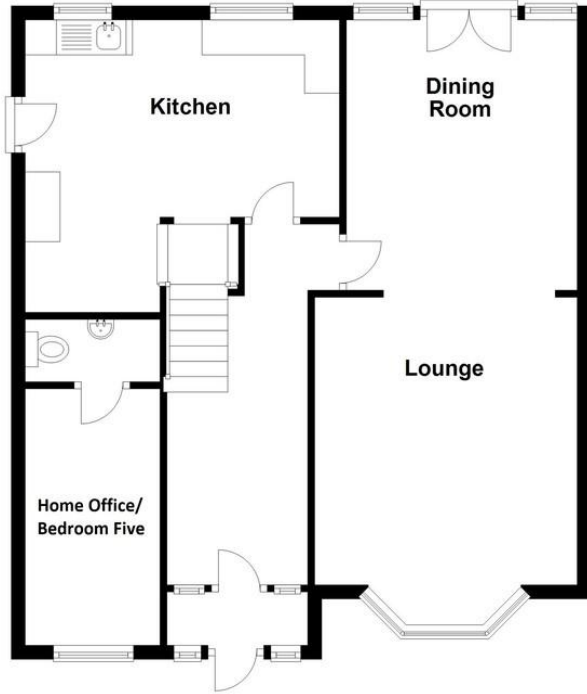


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Ground Floor

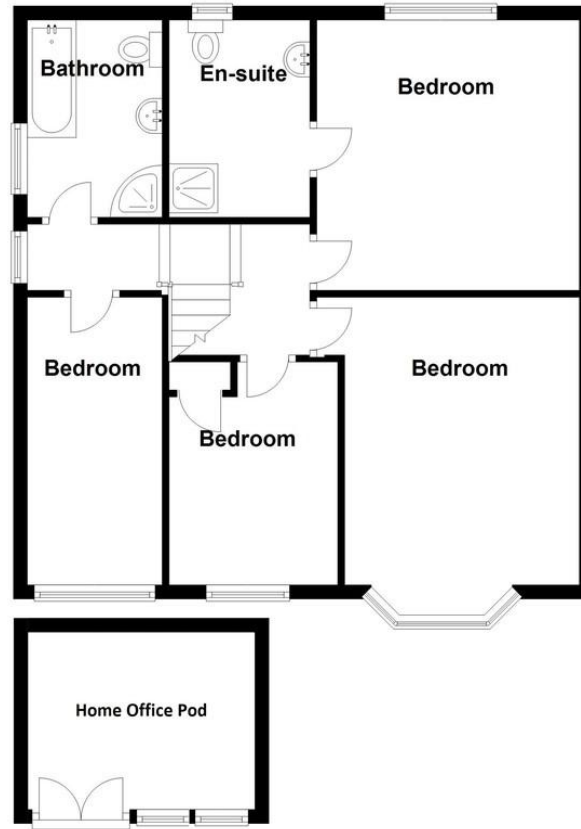
Approx. 67.8 sq. metres (729.6 sq. feet)



Total area: approx. 132.0 sq. metres (1420.9 sq. feet)

First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



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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 are 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.