



smart homes

Dove House Lane

Solihull, West Midlands, B91 2EL

- A Spacious Detached Family Home
- Four Good Size Bedrooms
- Double Garage
- No Upward Chain

£500,000

EPC Rating - 66

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 a laid lawn area to side and a UPVC double glazed door leading into

Enclosed Porch

With double glazed windows to property frontage and side, tiled flooring and further leaded glazed door with matching side window leading to



Entrance Hallway

With engineered wooden flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, doors to kitchen, guest W.C and garage and glazed door leading off to

L Shaped Lounge/Diner to Rear

23' 4" max x 16' 6" max (7.11m max x 5.03m max)

Lounge Area

With double glazed door and windows leading to rear garden, feature fire surround with marble hearth and living flame gas fire, wall mounted radiator, ceiling light point, under stairs storage cupboard and archway to

Dining Area

With double glazed patio doors leading to rear garden, wall mounted radiator, ceiling light point and door to

Fitted Breakfast Kitchen to Front

13' 9" x 7' 9" (4.19m x 2.36m) Being 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. Inset electric double oven, integrated fridge/freezer, integrated slimline dishwasher, concealed gas central heating boiler, tiling to splash back areas and floor, ceiling spot lights, obscure glazed door to side and a double glazed window to the front aspect

Guest W.C

Being fitted with a white suite comprising a low flush WC and vanity wash hand basin. Obscure UPVC double glazed window, tiling to splash back areas, radiator and ceiling light point

Landing

With ceiling light point, radiator, loft hatch and doors leading off to

Bedroom One to Front

12' 4" x 11' 9" (3.76m x 3.58m) With double glazed window to front elevation, two fitted double wardrobes, radiator and ceiling light point

Bedroom Two to Rear

11' 6" x 8' 9" (3.51m x 2.67m) With double glazed window to rear elevation, radiator and ceiling light point





Bedroom Three to Front

11' 8" x 8' 5" (3.56m x 2.57m) With double glazed window to front elevation, triple fitted wardrobe, radiator and ceiling light point

Bedroom Four to Rear

8' 3" x 6' 5" (2.51m x 1.96m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Side

Being fitted with a white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point, airing cupboard and an obscure double glazed window to the side elevation

Private Rear Garden

Being mainly laid to lawn with paved patio area, timber shed, hedging to boundaries, planted shrubs and gated side access

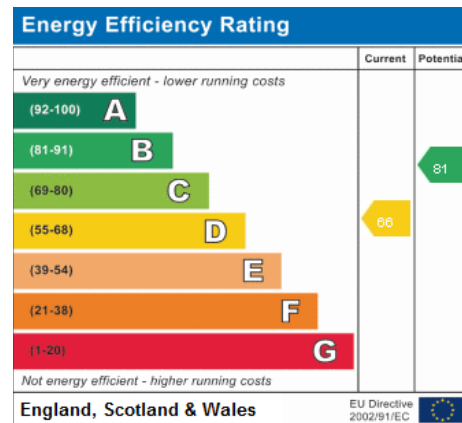


Double Garage

17' 8" x 16' 9" (5.38m x 5.11m) With an automated up and over door for vehicular access, quarry tiled floor, ceiling light point, double glazed door and window to rear and courtesy door to hallway

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



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