



Greswolde Road, Solihull

Guide Price £765,000





PROPERTY OVERVIEW

Situated in one of the prime locations in Solihull, a fantastic opportunity to purchase this impressive five bedroom detached offered to the market with NO UPWARD CHAIN. This property is immaculately decorated and maintained throughout and benefits from: gas central heating, double glazing and has the added attraction of a home office, gymnasium and sauna situated at the rear of the garden. The accommodation briefly comprises of: enclosed porch, entrance hall, sitting room, lounge, breakfast room, dining room, luxury fitted kitchen, downstairs wc, five bedrooms, ensuite shower room, family bathroom and study area, South East facing garden, home office, sauna and gymnasium.





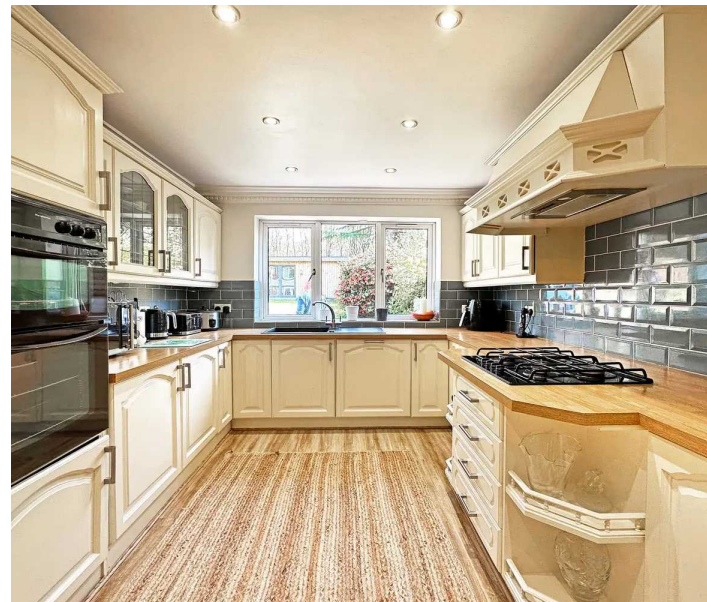
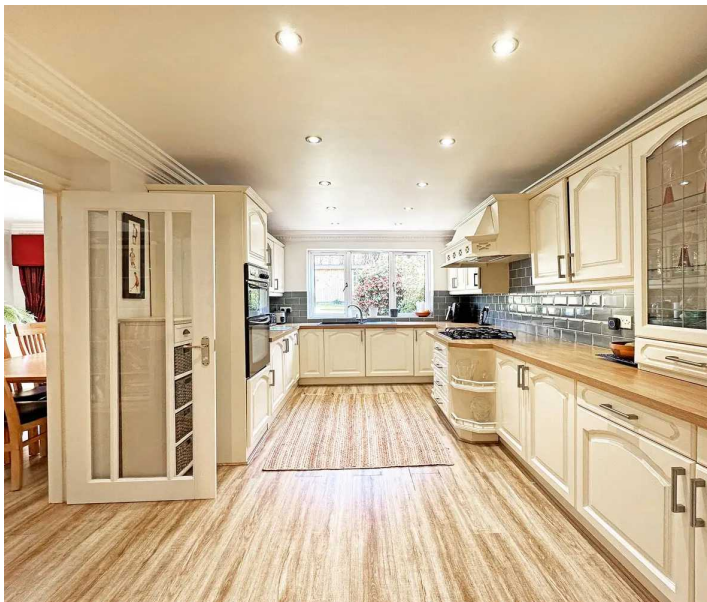
PROPERTY LOCATION

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, with this property being in the catchment area for the outstanding Oak Cottage primary school and Langley secondary school, 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

- Five Bedroom Extended Detached
- NO UPWARD CHAIN
- Immaculately Maintained And Decorated
- Four Reception Rooms
- Luxury Fitted Kitchen
- Modern Ensuite Shower Room And Bathroom
- Home Office / Studio With Gymnasium And Sauna
- Early Viewing Essential





ENCLOSED PORCH

ENTRANCE HALL

SITTING ROOM

14' 6" x 13' 2" (4.42m x 4.01m)

LOUNGE

21' 9" x 13' 4" (6.63m x 4.06m)

DINING ROOM

17' 4" x 8' 9" (5.28m x 2.67m)

KITCHEN

21' 8" x 9' 5" (6.6m x 2.87m)

WC

3' 7" x 2' 11" (1.09m x 0.9m)

BREAKFAST ROOM

10' 8" x 10' 8" (3.25m x 3.25m)

GARAGE / STORE ROOM

10' 8" x 10' 8" (3.25m x 3.25m)

FIRST FLOOR

BEDROOM ONE

14' 2" x 12' 5" (4.32m x 3.78m)

EN-SUITE SHOWER ROOM

5' 5" x 5' 1" (1.65m x 1.54m)

BEDROOM TWO

14' 0" x 10' 9" (4.27m x 3.28m)

BEDROOM THREE

16' 9" x 7' 5" (5.11m x 2.26m)

BEDROOM FOUR

13' 3" x 6' 4" (4.04m x 1.93m)

BATHROOM

8' 8" x 8' 6" (2.64m x 2.58m)

SEPARATE WC

5' 5" x 3' 4" (1.64m x 1.02m)



**SECOND FLOOR**

13' 4" x 7' 10" (4.06m x 2.39m)

BEDROOM FIVE

12' 9" x 7' 7" (3.89m x 2.31m)

STUDY AREA

13' 4" x 7' 10" (4.06m x 2.39m)

OUTSIDE THE PROPERTY**SOUTH EAST FACING GARDEN****GYMNASIUM**

13' 2" x 12' 6" (4.01m x 3.81m)

HOME OFFICE / STUDIO

13' 10" x 11' 4" (4.22m x 3.45m)

SAUNA

10' 0" x 5' 6" (3.05m x 1.68m)

GARAGE/STORE ROOM

10' 0" x 5' 6" (3.05m x 1.68m)

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets and fitted wardrobes in bedrooms one, two and three.

FURTHER ITEMS TO BE INCLUDED IN THE SALE

The curtains in the property are open to offers.

ADDITIONAL INFORMATION**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.



1ST FLOOR

2ND 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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