



smarthomes



- A Well Presented Detached Family Home
- Four/Five Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen

Pinfold Road, Solihull, West Midlands, B91 2PB

£650,000

A well presented & extended detached family home in a quiet cul-de-sac location within walking distance of Solihull Town Centre with four/five double bedrooms, two reception rooms, breakfast kitchen, utility, ground floor shower room, home office/ground floor bedroom five, en-suite shower room, four piece family bathroom, South facing rear garden and off road parking.
Council Tax Band – F. EPC Rating – 66.



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 off road parking extending to gated side access and feature canopy porch with tiled flooring and wooden front door with glazed inserts leading through to



Entrance Hallway

With ceiling light point, radiator, wood effect flooring, feature picture rail, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Home Office/Ground Floor Bedroom Five to Front

11' 9" x 7' 6" (3.6m x 2.3m) With double glazed window to front elevation, ceiling light point, radiator, coving to ceiling and door leading into



Ground Floor Shower Room

7' 2" max x 5' 2" (2.2m x 1.6m) Being fitted with a three piece white suite comprising of; corner shower cubicle with Triton electric shower, low flush WC and pedestal wash hand basin with obscure double glazed window to side, complementary tiling to walls, coving to ceiling, ceiling light point, extractor and door leading through to



Utility Room

10' 5" x 4' 7" (3.2m x 1.4m) having fitted wall and base units with complementary work surface and matching upstand, sink and drainer unit with mixer tap, tiling to splashback, space and plumbing for washing machine and tumble dryer, ceiling light point, wood effect flooring, cupboard housing Worcester Bosch boiler, extractor and door leading through to

Breakfast Kitchen to Rear

18' 4" x 13' 5" (5.6m x 4.1m) Being fitted with a range of wall, drawer and base units with complementary work surfaces and matching upstands, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level oven and grill, integrated dishwasher, fridge and freezer, under-cupboard lighting, useful pantry, radiator, spot lights to ceiling, coving to ceiling, wood effect flooring, double glazed windows to rear and double glazed door leading out to the rear garden

Dining Room to Front

14' 5" into bay x 11' 1" (4.4m x 3.4m) With double glazed bay window to front elevation, wood effect flooring, ceiling light point, coving to ceiling, radiator and brick built fireplace with tiled hearth and gas fire

Lounge to Rear

22' 11" x 11' 1" (7.0m x 3.4m) With double glazed French doors leading out to the rear garden, two ceiling light points, coving to ceiling, wood effect flooring, two radiators and feature log burning stove with slate hearth and oak mantle

Accommodation on the First Floor

Landing

With ceiling light point, coving to ceiling, loft access and doors leading off to

Bedroom One to Front

15' 1" x 11' 1" (4.6m x 3.4m) With double glazed bay window to front elevation, radiator, coving to ceiling, ceiling light point with fan and a range of fitted furniture

Bedroom Two to Rear

15' 5" x 9' 10" (4.7m x 3.0m) With double glazed bay window to rear elevation, radiator, coving to ceiling, ceiling light point with fan and fitted wardrobes with mirrored sliding doors

Bedroom Three to Front

14' 1" x 8' 6" (4.3m x 2.6m) With two double glazed windows to front elevation, radiator, ceiling light point, coving to ceiling and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower cubicle with Triton electric shower, WC with enclosed cistern and vanity wash hand basin with obscure double glazed window to side, complementary tiling to walls, coving to ceiling and spot lights to ceiling

Bedroom Four to Rear

9' 2" x 7' 10" (2.8m x 2.4m) With double glazed window to rear elevation, radiator, ceiling light point and coving to ceiling

Four Piece Family Bathroom to Rear

12' 5" x 5' 2" (3.8m x 1.6m) Being fitted with a four piece white suite comprising; Whirlpool panelled bath with shower attachments, low flush WC, pedestal wash hand basin and corner shower cubicle with Triton electric shower, obscure double glazed windows to side and rear, complementary tiling to walls, feature radiator, coving to ceiling, extractor and spot lights to ceiling

South Facing Rear Garden

Being mainly laid to lawn with paved patio, fencing to boundaries, potting shed, outside tap, shrub borders and a variety of mature shrubs, bushes and trees

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.





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