



Collier Gardens, Tidbury Green

Guide Price £575,000



PROPERTY OVERVIEW

Collier Gardens is a private gated new development off Birchy Leasowes Lane in the sought after semi-rural location in the area of Tidbury Green. There is easy access to Solihull, Dickens Heath, the Midlands motorway network and Birmingham International Airport. This superb new development originally built by Greenvillas Homes offers this spacious four bedroom semi-detached, built to a very high specification offering spacious family accommodation throughout. This property is offered to the market with NO UPWARD CHAIN and briefly comprises of: entrance hall, large living room with a walk in bay window overlooking the front elevation, guest cloakroom, utility room, superb luxury fitted kitchen/dining/family room with bi-fold doors leading out to the rear garden with luxury fitted Siemens appliances. To the first floor there are three good sized bedrooms with a family bathroom with a further staircase to the second floor with a principal bedroom with a dressing area and ensuite facility. This property has ample parking to the front with a large patio and lawned area to the rear.





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, 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: E

Tenure: Freehold



- Spacious Four Bedroom Semi Detached
- Gated Private Entrance
- Semi Rural Location
- Easy Access To Dickens Heath & Solihull
- Luxury Family Home
- Built By Greenvilla Homes
- Superb Kitchen/Dining/Family Room
- Dressing Room & Ensuite Shower Room
- Private Garden



ENTRANCE HALL

LIVING ROOM

15' 7" x 13' 9" (4.75m x 4.18m)

GUEST WC

KITCHEN/DINING/FAMILY ROOM

18' 8" x 17' 1" (5.7m x 5.2m)

UTILITY ROOM

5' 5" x 4' 9" (1.65m x 1.45m)

FIRST FLOOR

BEDROOM TWO

11' 6" x 10' 8" (3.5m x 3.25m)

BEDROOM THREE

12' 3" x 8' 12" (3.74m x 2.74m)

BEDROOM FOUR

12' 3" x 7' 10" (3.74m x 2.39m)

BATHROOM

7' 1" x 5' 5" (2.17m x 1.66m)

SECOND FLOOR

PRINCIPAL BEDROOM

22' 8" x 10' 10" (6.92m x 3.29m)

DRESSING AREA

12' 6" x 5' 11" (3.82m x 1.8m)

ENSUITE





OUTSIDE THE PROPERTY

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge freezer and all carpets.

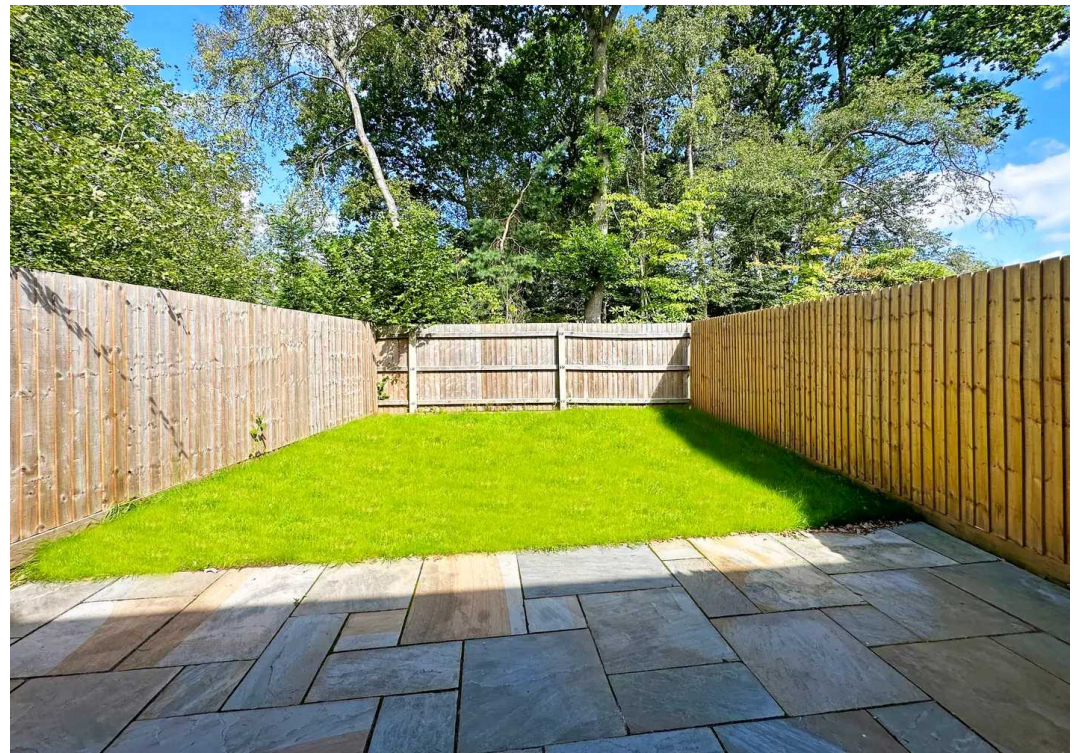
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Estimated communal charges £900 (pa)

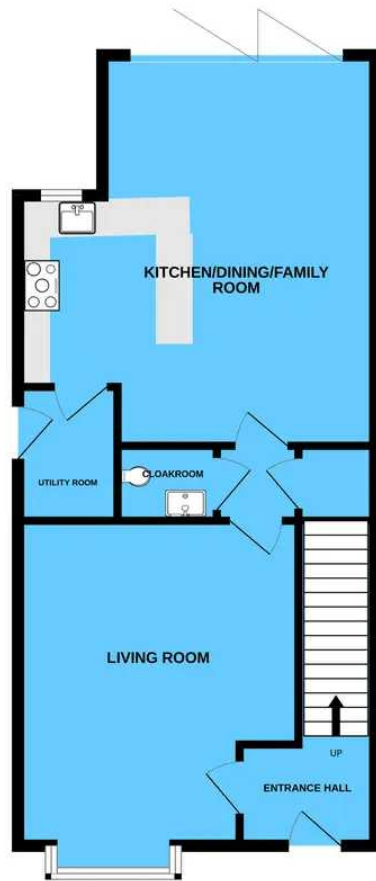
MONEY LAUNDERING REGULATIONS

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.

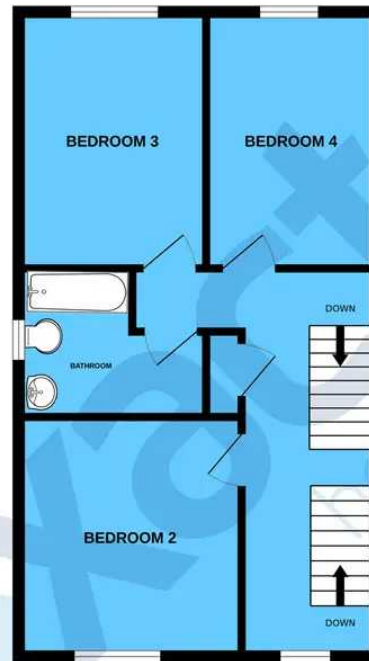




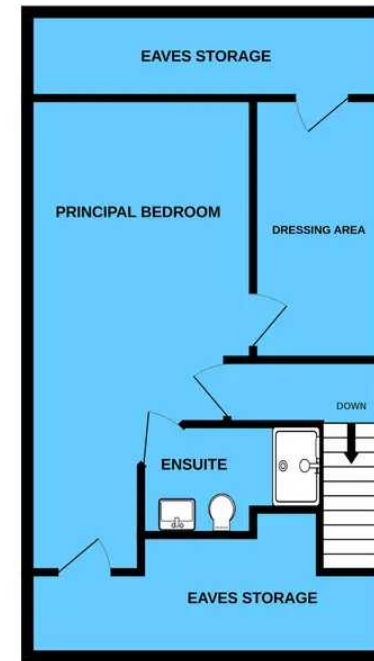
GROUND FLOOR



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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