



smarthomes



- An Extended Detached Dormer Bungalow
- Three/Four Double Bedrooms
- Two Re-Fitted Bath/Shower Rooms
- Extensive Private Mature Rear Garden

Lowbrook Lane, Tidbury Green, Solihull, B90 1QS

Offers in Region of  
£475,000

A beautifully presented and extended detached dormer bungalow situated in a delightful semi-rural location and benefiting from no upward chain. Offering accommodation comprising a spacious lounge, spacious kitchen/diner, utility room, re-fitted ground floor bathroom, three/four double bedrooms, re-fitted first floor shower room, spacious landing/study, ample driveway parking and an extensive private mature rear garden. EPC Rating – 64. Council Tax Band - D





## Property Description

The Village of Tidbury Green provides semi-rural character surrounded by lush greenery and has a close-knit community feel. Earlswood Lakes are less than a mile away and made up of three reservoirs popular with anglers, as well as being a nature reserve – a lovely spot for walking. Around five miles from the town centre and just less than a mile from Whitlocks End Train Station, taking around 20 minutes to Birmingham Moor Street, this is the perfect spot for commuters and for accessing the many leisure attractions Birmingham has to offer. Wythall Train Station is also less than a mile away providing access to Stratford-Upon-Avon and there is easy access to the M42 and motorway links. The nearest supermarket is also about a mile away (Tesco Express) in the neighbouring village of Dickens Heath, along with several independent stores, Costa Coffee, restaurants and bars. Further afield, Solihull Town Centre has two malls – Touchwood and Mell Square – and a good selection of chain stores and independents along High Street, Mill Lane and Drury Lane. For families, there are several well-regarded schools in the local area, including Tidbury Green School, Dicken's Heath Community Primary School and Light Hall School for secondary students; however we do advise all interested parties to check the school catchments for yourselves.







The property is set back from the road behind a gravel driveway providing ample off road parking with screening shrubs to all sides and a storm porch with a part glazed wooden front door leading into

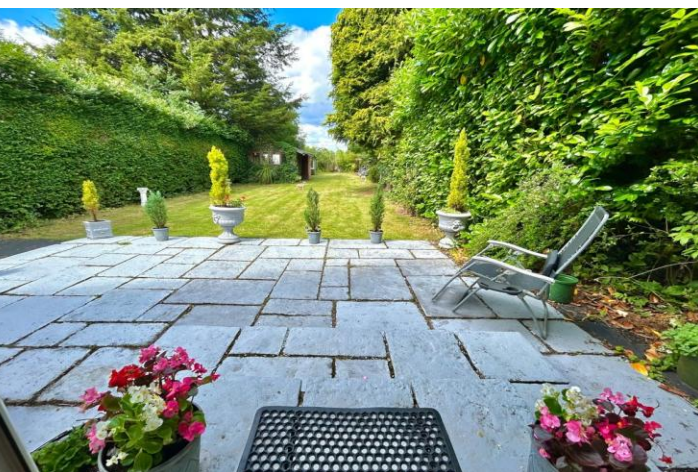
### **Entrance Hallway**

With ceiling light point, radiator, wood effect flooring and doors leading off to



### **Spacious Lounge to Rear**

*19' 7" max x 19' 2" (5.97m max x 5.84m)*  
With UPVC double glazed sliding patio doors leading to rear garden, wall mounted radiator, stripped timber effect flooring, two wall light points, a feature freestanding cast log burning stove, stairs leading to the first floor accommodation and door to



### **Spacious Kitchen/Diner to Rear**

12' x 11' 10" (3.66m x 3.61m) 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. Space for Range style cooker with extractor hood over, concealed wall mounted gas central heating boiler, beams to ceiling, tiling to splash back areas, travertine tiled flooring, radiator, ceiling light point, concealed lighting, a double glazed window to the rear aspect, a double glazed door to rear garden and door to

### **Utility Room**

9' 2" x 5' 11" (2.79m x 1.8m) With a polycarbonate roof, courtesy door to property frontage, cold water tap and space and plumbing for washing machine

### **Bedroom Two to Front**

14' 1" x 11' 11" (4.29m x 3.63m) With double glazed bay window to front elevation, radiator, ceiling light point, two double fitted wardrobes and feature fireplace with display shelving

### **Bedroom Three to Front**

13' 4" x 9' 11" (4.06m x 3.02m) With double glazed bay window to front elevation, feature art deco open fire, radiator and ceiling light point

### **Re-Fitted Family Bathroom to Side**

Being re-fitted with a white suite comprising of a feature freestanding bath with shower attachment, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to half height, ceiling light point and an obscure double glazed window to the side elevation

### **Landing**

With a ceiling light point and door to

### **Bedroom One to Rear**

16' 2" x 13' 7" (4.93m x 4.14m) With some restricted head height, double glazed French doors with Juliet balcony overlooking the rear garden, radiator and ceiling light point

### **Dual Aspect Bedroom Four**

16' 4" x 11' 10" (4.98m x 3.61m) With some restricted head height, two Velux roof windows, ceiling light point and a wall mounted radiator

### **Re-Fitted Shower Room to Side**

Being re-fitted with a modern white suite comprising of a corner shower enclosure, feature vanity wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

### **Extensive Private Mature Rear Garden**

Being mainly laid to lawn with paved patio areas, hedging to boundaries, ornamental pond, summer house with UPVC double glazed French doors and windows and access to

### **Timber Built Man Cave**

With windows overlooking rear garden, wall and ceiling light points, bar area and freestanding log burner



## Tenure

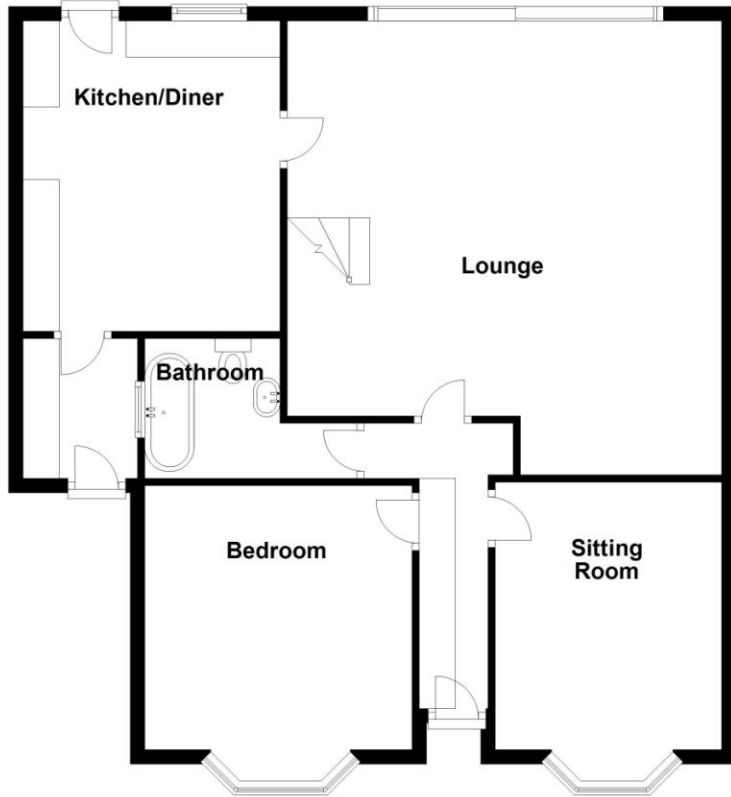
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D





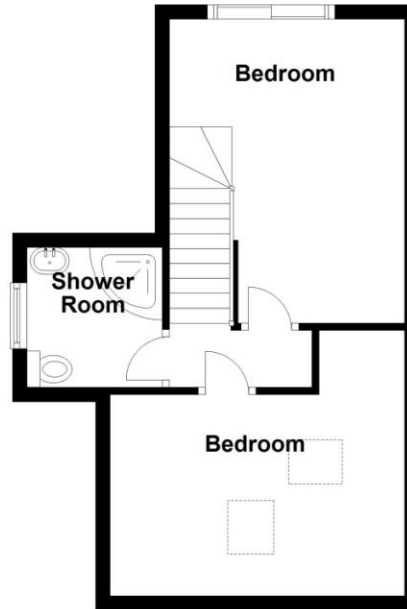
### Ground Floor

Approx. 91.2 sq. metres (981.8 sq. feet)



### First Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



Total area: approx. 123.5 sq. metres (1329.0 sq. feet)



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