



Grandborough Drive, Solihull

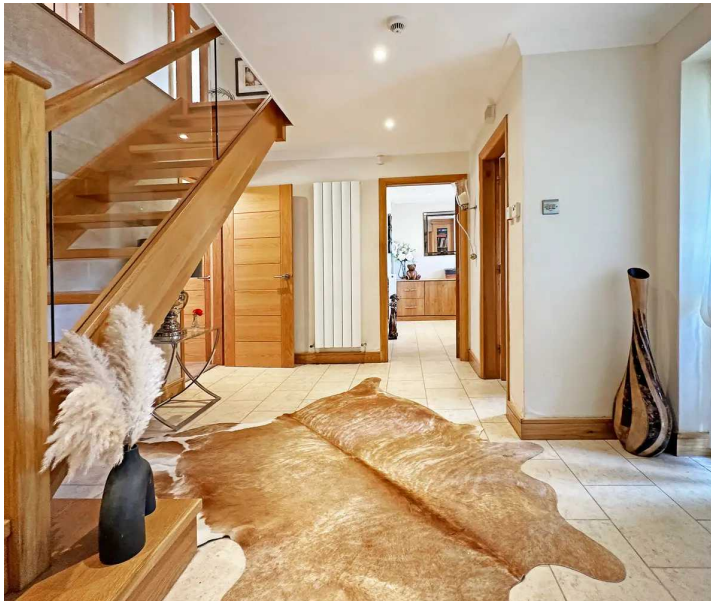
Guide Price £975,000





PROPERTY OVERVIEW

Situated in a most sought after location and within the Tudor Grange Academy catchment area, a fantastic opportunity to purchase this impressive four bedroom extended detached which must be viewed internally to be appreciated. The property was originally built by Bryant Homes to the Paragon design, has been vastly modernised and improved by its present owners benefitting from gas central heating, double glazing, having the added attraction of an extended breakfast kitchen with further planning permission to extend out to the rear. This property enjoys a superb South East facing rear garden and the accommodation in more detail comprises of: impressive entrance hall with oak staircase, spacious living room, dining room/snug, fitted study, extended breakfast kitchen, utility room, four bedrooms, dressing room, ensuite shower room, family bathroom, double garage and superb South East facing garden.





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: G

Tenure: Freehold



- Four Bedroom Extended Detached
- Sought After Location
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Superb Living Room/Dining/Snug
- Fitted Study
- Extended Breakfast Kitchen
- Ensuite Shower Room
- Superb South East Facing Rear Garden



ENCLOSED PORCH

4' 2" x 4' 0" (1.27m x 1.22m)

ENTRANCE HALLWAY

13' 0" x 11' 0" (3.97m x 3.36m)

WC

5' 10" x 5' 6" (1.78m x 1.68m)

LOUNGE

26' 10" x 13' 0" (8.18m x 3.95m)

DINING ROOM/SNUG

13' 1" x 10' 8" (4.00m x 3.26m)

STUDY

11' 2" x 7' 10" (3.41m x 2.39m)

KITCHEN

15' 11" x 21' 6" (4.86m x 6.55m)

LAUNDRY/UTILITY

5' 10" x 10' 6" (1.78m x 3.20m)





FIRST FLOOR

BEDROOM ONE

15' 11" x 12' 2" (4.84m x 3.71m)

DRESSING ROOM

6' 3" x 3' 3" (1.91m x 0.98m)

ENSUITE

6' 4" x 6' 9" (1.94m x 2.07m)

BEDROOM TWO

13' 0" x 10' 10" (3.95m x 3.31m)

BEDROOM THREE

11' 9" x 9' 3" (3.58m x 2.82m)

BEDROOM FOUR

12' 5" x 7' 10" (3.79m x 2.40m)

BATHROOM

7' 8" x 10' 11" (2.34m x 3.32m)



OUTSIDE THE PROPERTY

SOUTH EAST FACING GARDEN

GARAGE

15' 7" x 14' 5" (4.74m x 4.40m)

TOTAL SQUARE FOOTAGE

183.5 sq.m (1975 sq.ft) approx.

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings, CCTV and electric garage door.

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and main sewers. Broadband: BT Fibre-Optic.

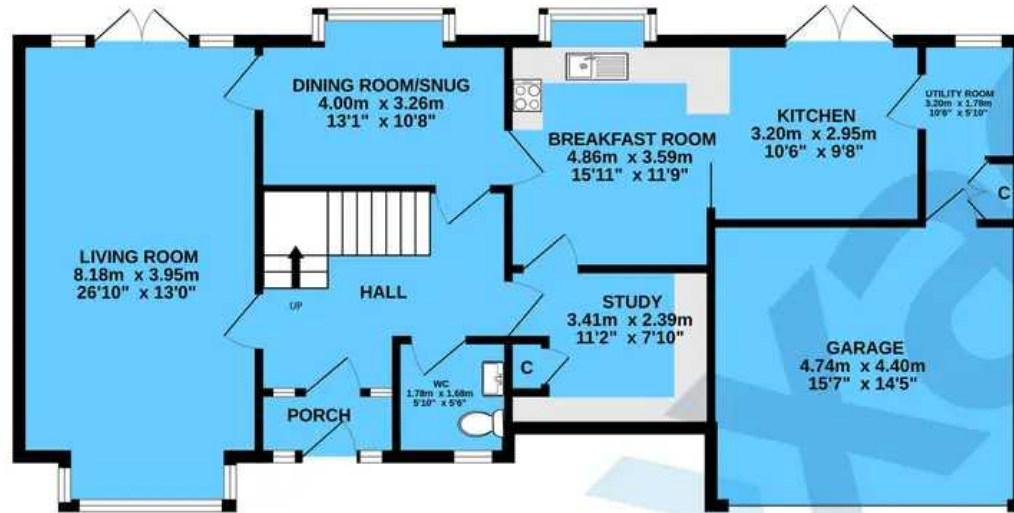
MONEY LAUNDERING REGULATIONS

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.

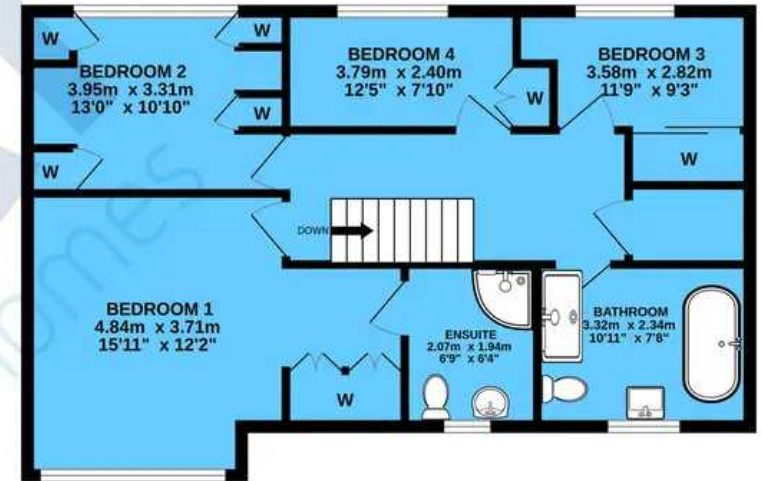




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 183.5 sq.m. (1975 sq.ft.) approx.

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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