



smarthomes



- A Well Maintained End-Mews Property on the Desirable Prospect Grange Development
- Three Double Bedrooms
- Fitted Kitchen
- Ground Floor Shower Room

Cornbury Grove, Solihull, West Midlands, B91 1JG

Offers Over £430,000

A well maintained end-mews property situated in a quiet cul-de-sac location close to nature reserve and woods on the desirable Prospect Grange development. Offering accommodation comprising a spacious lounge, fitted kitchen, utility room, ground floor shower room, large Victorian style glazed conservatory with pitched glazed roof, three double bedrooms, family bathroom, secluded Southerly facing rear garden with mature trees and plants, decked area and pergola with retractable roof cover, double glazed summerhouse with integrated garden store, garage store and parking for up to four vehicles with side passage to garden. Council Tax Band – E. EPC Rating - D



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.

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The property is set back from the road behind a tarmacadam driveway providing off road parking for four vehicles with a laid lawn area to side, planted shrubs and bushes and a canopy porch with a UPVC double glazed door leading into

Entrance Hallway

With ceiling light point, radiator and door leading off to



Spacious Lounge to Front

18' 6" max x 12' 2" max (5.66m max x 3.73m max) With UPVC double glazed bay window to front elevation, two wall mounted radiators, ceiling light point, laminate flooring, stairs rising to first floor, living flame gas fire with tiled hearth and wooden surround and door to



Fitted Kitchen to Rear

12' 2" x 8' 2" (3.72m x 2.49m) Being fitted with a range of wall, base and drawer units with a wooden work surface over incorporating a composite 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a 4 ring gas hob with extractor hood over and oven below. Integrated microwave and fridge, space and plumbing for dishwasher, tiling to splash back areas, wood effect flooring, radiator, ceiling light point, a UPVC double glazed window to the rear aspect and single glazed stable style door leading to

Large Victorian Style Glazed Conservatory with Pitched Glazed Roof

12' 11" x 8' 11" (3.96m x 2.74m) With double glazed windows overlooking garden, glazed roof, double glazed French doors leading out to the rear garden, wood effect flooring, ceiling light point and door to

Utility Room

8' 10" x 7' 10" (2.7m x 2.4m) Fitted with a range of wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine, space for freezer, tiling to splash back area, wood effect flooring, central heating radiator, useful storage cupboard, ceiling spot lights and door to

Ground Floor Shower Room

Being fitted with a modern white suite comprising of a shower enclosure with Mira electric shower, pedestal wash hand basin and a low flush W.C. Radiator, tiling to splash prone areas, wood effect flooring and ceiling spot lights

Landing

With ceiling light point, loft hatch, useful airing cupboard and doors leading off to

Double Bedroom One to Front

13' 0" x 12' 2" (3.98m x 3.71m) With double glazed window to front elevation, radiator and ceiling light point

Double Bedroom Two to Front

11' 5" x 8' 0" (3.49m x 2.44m) With double glazed window to front elevation, radiator, ceiling spot light and further ceiling light point

Double Bedroom Three to Rear

9' 1" x 8' 3" (2.78m x 2.54m) With double glazed window to rear elevation, useful storage cupboard, radiator and ceiling light point

Family Bathroom to Rear

8' 10" x 5' 2" (2.7m x 1.6m) Being fitted with a white suite comprising of a panelled bath with shower over, wash hand basin with storage cupboard beneath and a low flush W.C. Victorian towel rail, tiling to splash prone areas, wooden flooring, ceiling light point and an obscure double glazed window to the rear elevation

Secluded Southerly Facing Rear Garden

Being mainly laid to lawn with a decked area with pergola with retractable roof cover, Cotswold stone borders, panelled fencing to boundaries, mature plants and trees, gated side access leading to property frontage and a double glazed summerhouse with electricity and integrated garden store

Garage Store

With an up and over door to property frontage

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 – E

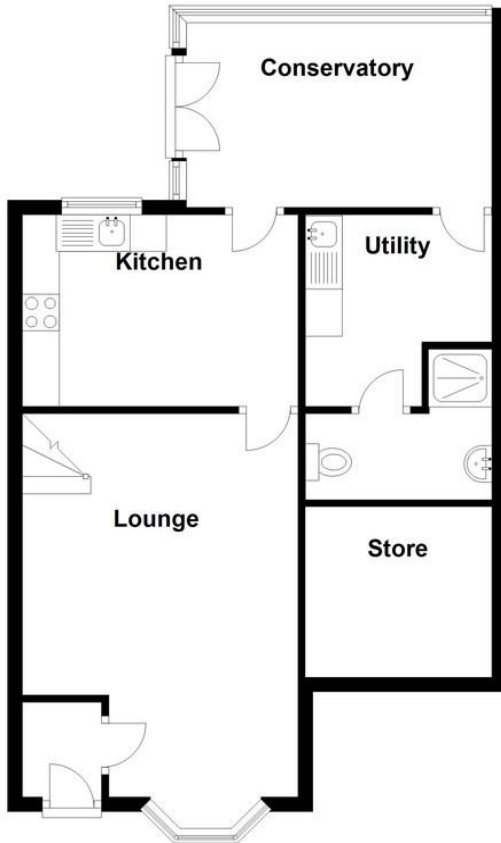


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

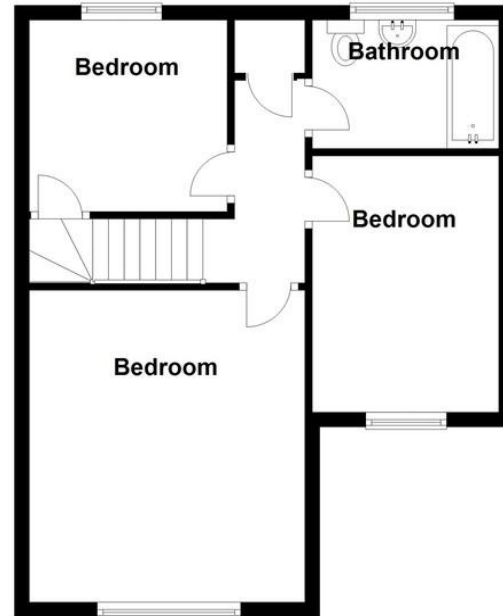
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.8 sq. feet)



Total area: approx. 101.0 sq. metres (1087.1 sq. feet)



316 Stratford Road, Shirley,
Solithull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.