



4 SOMERBY DRIVE, SOLIHULL, B91 3YY

ASKING PRICE OF £584,950

EPC: D Council Tax Band: E



Location

Solihull is located approximately 9 miles (14.5 km) southeast of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants, as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 & M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area, providing easy access to the Warwickshire countryside.

- Detached Family Residence
- Tudor Grange Catchment
- Spacious Lounge
- Superb Dining Kitchen
- Within Walking Distance of Solihull Town Centre & Train Station
- Garage & Large Driveway
- Utility Room & Separate WC
- Southerly Aspect Rear Garden



A well presented four bedroom detached residence situated in the sought after Hillfield area of Solihull within walking distance of the town centre and railway station. The property offers both gas central heating and double glazing. The excellent family living accommodation briefly comprises; enclosed entrance porch, entrance hall, guest cloakroom/wc, large living room, superb dining kitchen, conservatory, utility room, first floor landing, master bedroom with en suite facilities, three bedrooms, family bathroom/wc, driveway, garage and enclosed rear garden. Viewing is recommended.



ENCLOSED ENTRANCE PORCH

ENTRANCE HALLWAY

GUEST CLOAKROOM/WC

LIVING ROOM 19' 4" x 13' 5" max (5.89m x 4.09m)

DINING KITCHEN 25' 7" x 9' 3" max 7' 0" min (7.8m x 2.82m
2.13m)

CONSERVATORY 12' 5" x 9' 2" (3.78m x 2.79m)

UTILITY ROOM 8' 0" x 5' 0" (2.44m x 1.52m)

FIRST FLOOR LANDING

MASTER BEDROOM 12' 6" to front of wardrobes x 10' 3" (3.81m x 3.12m)

ENSUITE BATHROOM/WC

BEDROOM TWO 11' 9" x 9' 5" (3.58m x 2.87m)

BEDROOM THREE 17' 0" max to recess x 8' 0" (5.18m x 2.44m)

BEDROOM FOUR 8' 0" x 8' 0" (2.44m x 2.44m)

FAMILY BATHROOM/WC

LARGE BLOCK PAVED DRIVEWAY

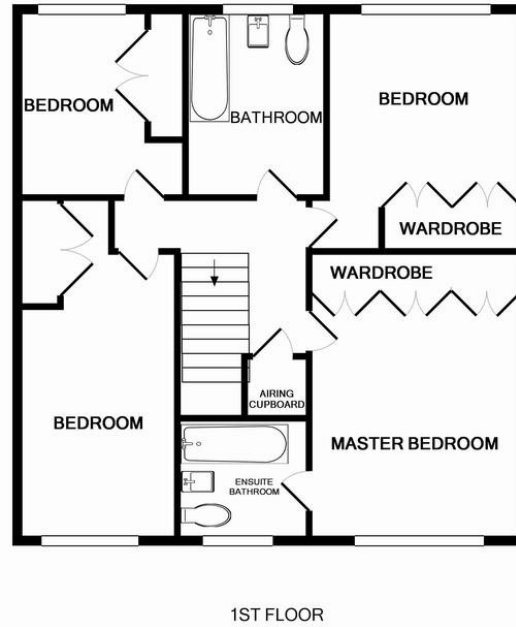
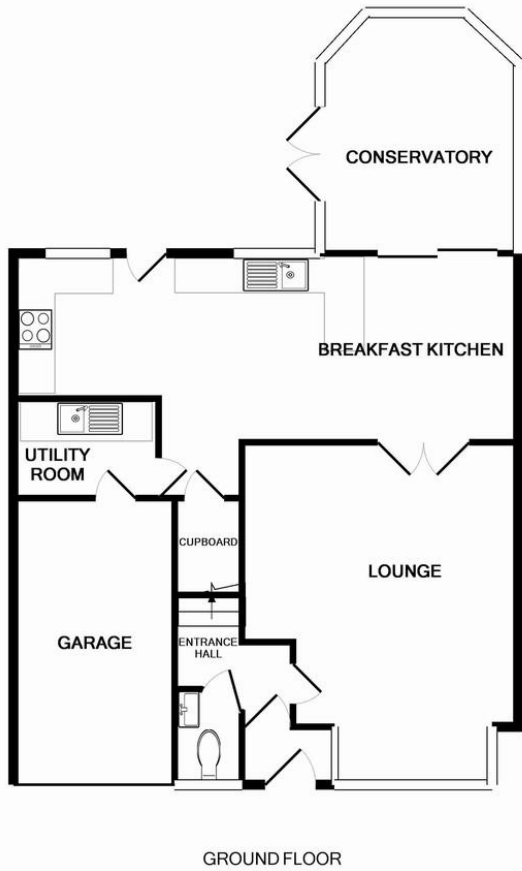
GARAGE 17' 3" x 8' 1" (5.26m x 2.46m)

ENCLOSED REAR GARDEN

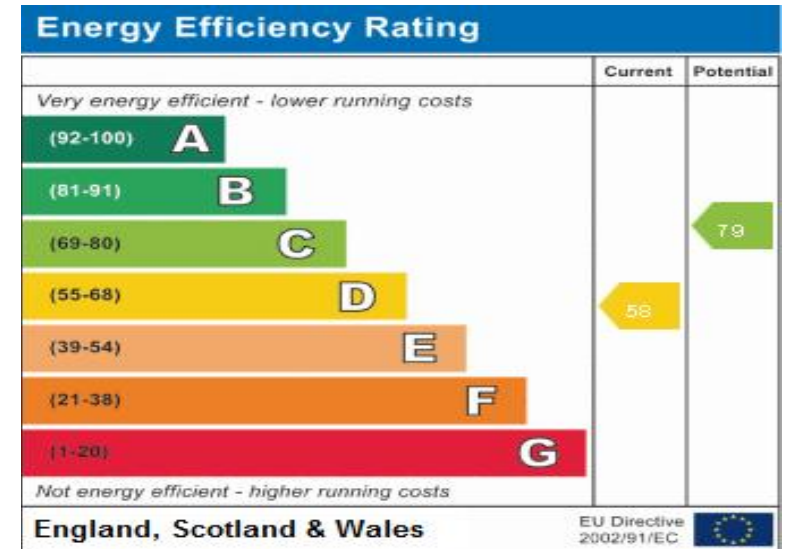


Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)





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 Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

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