



smarthomes



- A Beautifully Presented Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- Two En-Suite Shower Rooms & Jack & Jill Bathroom

Sherwood Close, Solihull, West Midlands, B92 7AD

£615,000

A beautifully presented detached family home benefitting from five bedrooms, lounge, dining room, playroom, breakfast kitchen, home office/boot room, guest WC, utility room, two en-suite shower rooms, Jack & Jill bathroom, landscaped rear garden and off road parking. EPC Rating – 84. Council Tax Band - F



Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. This highly regarded schooling district is complemented by easy access to Solihull Hospital, Jaguar Land Rover and Solihull Train Station with commuter services to Birmingham City Centre and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway with links to M40, M6 & M5, NEC Arena, Resorts World and Birmingham International Airport & Train Station.

The property is set back from the road behind a lawned fore garden and block edged tarmac driveway providing off road parking extending to gated side access to rear garden, electric car charging point and canopy porch with UPVC double glazed front door leading through to



Entrance Hallway

With spotlights to ceiling, radiator, tiled flooring, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and attractive doors leading off to



Dining Room to Front

12' 4" x 10' 8" (3.76m x 3.25m) With herringbone flooring, double glazed bay window to front elevation with American style shutters, radiator, ceiling light point and feature panelling to wall



Lounge to Rear

10' 6" x 17' 6" (3.2m x 5.33m) With double glazed windows and French doors leading out to the landscaped rear garden, spotlights to ceiling and radiator

Boot Room/Home Office to Front

7' 5" x 7' 9" (2.26m x 2.36m) With ceiling light point, tiled flooring, radiator, double glazed window to front elevation with American style shutters and door leading into

Guest WC

5' 2" x 3' 0" (1.57m x 0.91m) Having a low flush WC, vanity sink with complementary tiling to splashback, radiator, tiled flooring and ceiling light point



Breakfast Kitchen to Rear

15' 3" x 11' 6" (4.65m x 3.51m) Being fitted with a range of wall, drawer and base units with granite style work surfaces and matching upstands, inset sink with mixer tap, four ring gas hob with extractor canopy over, inset eye-level double oven and grill, inset microwave oven, integrated dishwasher and fridge freezer, under-cupboard lighting, central island with breakfast bar seating area, radiator, spot lights to ceiling, double glazed window to rear and door leading through to

Utility to Rear

6' 0" x 7' 8" (1.83m x 2.34m) Having fitted base units, granite style work surface with matching upstands, sink and drainer unit with mixer tap, space and plumbing for washing machine and tumble dryer, spot lights to ceiling, tiled flooring, radiator, extractor, double glazed window to rear, UPVC double glazed door to side giving access to the rear garden and door leading into

Playroom to Front

16' 7" x 8' 3" (5.05m x 2.51m) With wood effect flooring, double glazed window to front elevation with American style shutters, spot lights to ceiling and radiator

Accommodation on the First Floor

Landing

With stairs leading to the second floor accommodation, double glazed window to front elevation, radiator, spotlights to ceiling and doors leading off to

Bedroom One to Front

12' 5" x 10' 9" (3.78m x 3.28m) With radiator, ceiling light point, double glazed bay window to front elevation with American style shutters, fitted wardrobes with mirrored sliding doors and door leading into

En-Suite Shower Room

7' 9" x 3' 3" (2.36m x 0.99m) Being fitted with a three piece white suite comprising of; over-sized shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush WC and vanity wash hand basin with complementary tiling to walls and floor, ladder style radiator, extractor and spot lights to ceiling

Bedroom Two to Rear

10' 10" x 10' 8" (3.3m x 3.25m) With double glazed window to rear elevation, radiator, ceiling light point and built-in wardrobe

Bedroom Three to Rear

13' 6" x 9' 0" (4.11m x 2.74m) With double glazed window to rear elevation, radiator, ceiling light point, built-in wardrobe and door leading into

Jack & Jill Bathroom to Rear

6' 7" x 6' 2" (2.01m x 1.88m) Being fitted with a three piece white suite comprising; tiled panelled bath with thermostatic shower over and glazed screen, WC with enclosed cistern and vanity wash hand basin with storage below, with complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator, spot lights to ceiling and door to landing

Bedroom Four to Front

6' 4" min x 9' 11" max (1.93m x 3.02m) With ceiling light point, radiator and double glazed window to front elevation with American style shutters

Accommodation on the Second Floor

Landing

With ceiling light point and doors leading off to

Bedroom Five

9' 6" x 14' 4" (2.9m x 4.37m) With two Velux windows, radiator, storage to eaves and ceiling light points

En-Suite Shower Room

5' 6" max x 5' 5" (1.68m x 1.65m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and pedestal wash hand basin with complementary tiling to walls and floor, Velux window, extractor, radiator and ceiling light point

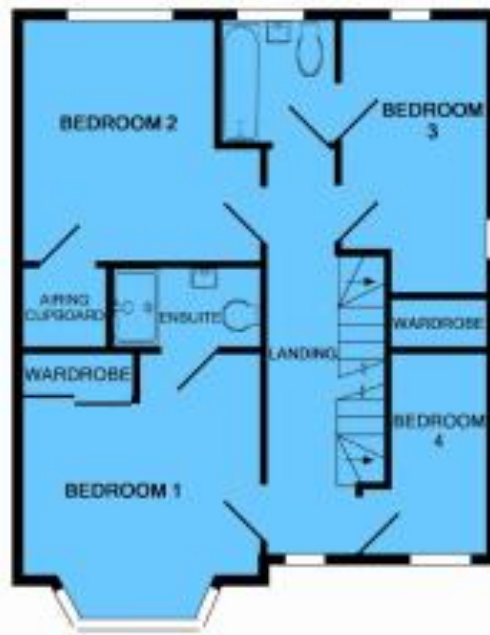
Landscaped Rear Garden

Having a paved patio area, block edged artificial lawned area, stone borders, outside tap, external lighting and fencing to boundaries

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 vendor. Current council tax band – F





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