



Fallowfield Road, Solihull

Guide Price £420,000







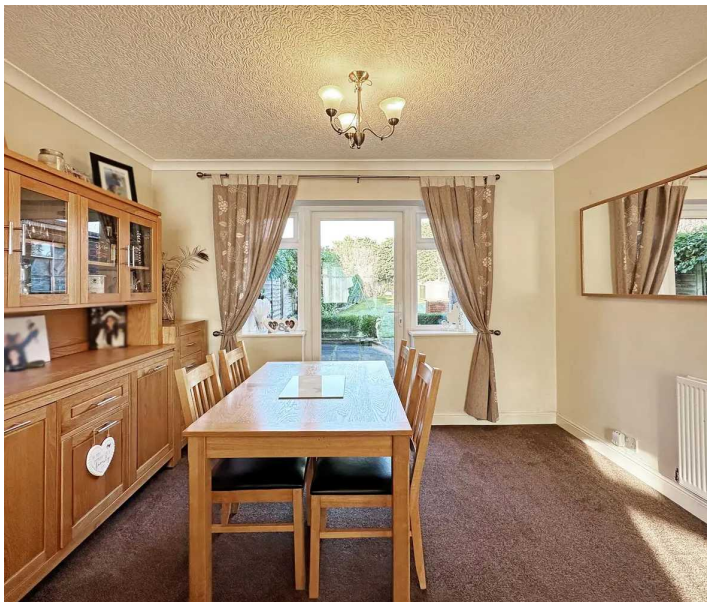
## PROPERTY OVERVIEW

Introducing a stunning four bedroom semi-detached property, that has been tastefully extended to offer truly generous living space. With an impressive loft conversion, this home provides ample accommodation for a growing family.

Upon entering the property, you will be greeted by a well-designed entrance hallway that offers ample storage for coats and shoes. The ground floor flows seamlessly into a spacious dual aspect living/dining room, providing an abundance of natural light. French doors open to the rear garden, further enhancing the living space.

The kitchen is fitted with integrated appliances and ample work surfaces, making it a pleasure to prepare meals and entertain guests. Moving to the first floor, you will find two double bedrooms, a single bedroom offering versatility to be used as a home office, and a family bathroom, all thoughtfully appointed.

The second floor reveals the jewel of this property - a stunning principal bedroom boasting a large ensuite bathroom, providing a private and tranquil retreat.







Outside, the property boasts an enormous rear garden, perfect for enjoying the outdoors and entertaining. The garden also benefits from an outhouse, offering additional storage space and toilet facilities. Furthermore, the garden features a large paved area, accessed via double gates, providing ample parking options or even space for a caravan.

This property is a true gem, combining spacious living areas, versatile bedrooms, and an expansive garden. Don't miss the opportunity to make this your dream home.

#### 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.







Additionally, the huge Elmdon Park is only a two minute walk away from the property.

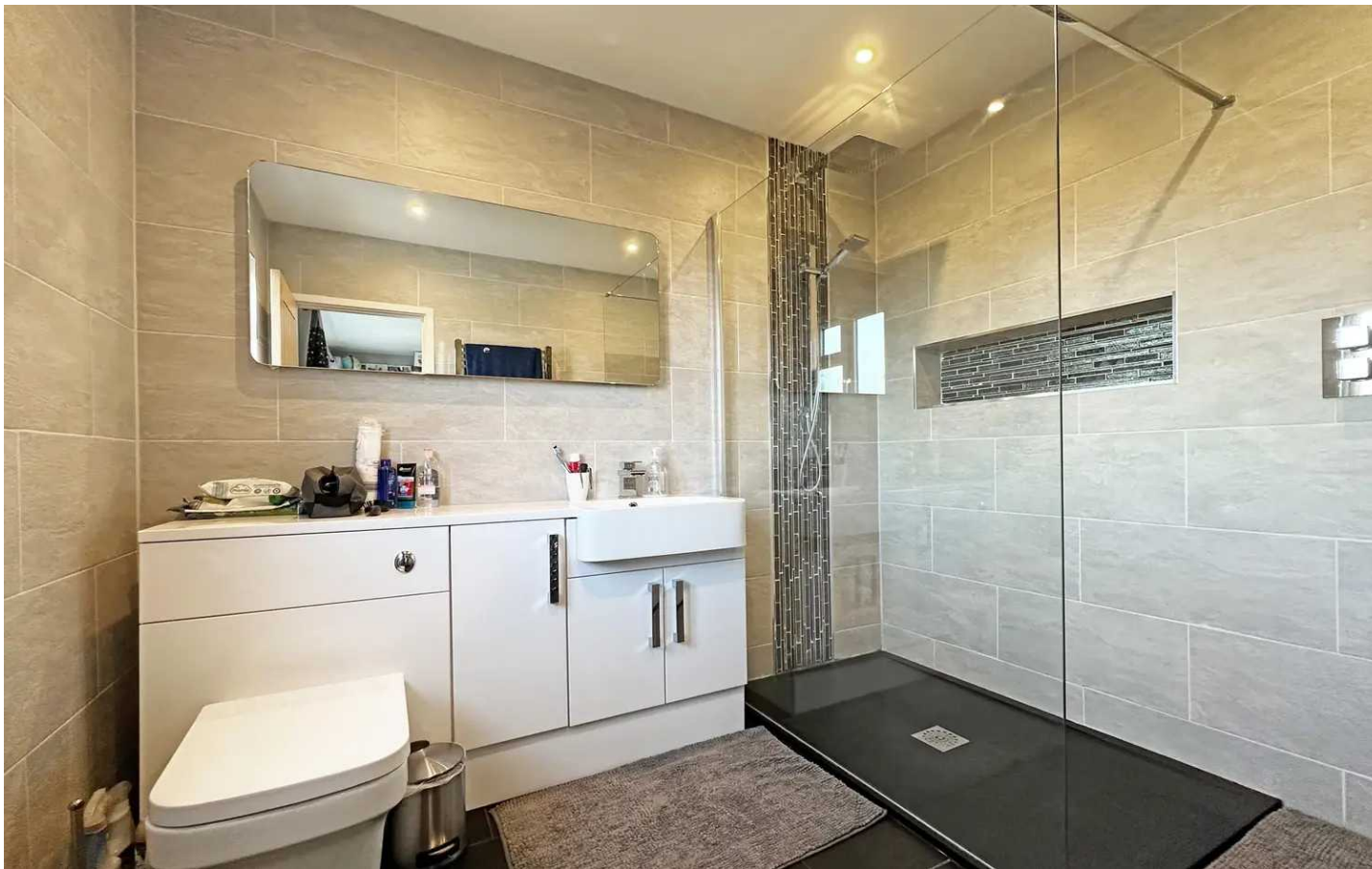
Council Tax band: C

Tenure: Freehold

- Four Bedroom Semi-Detached Property
- Thoughtfully Extended
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite
- Versatile Single Bedroom
- Family Bathroom
- Lawn Rear Garden With Outhouse







## PORCH

## ENTRANCE HALLWAY

## LIVING/DINING ROOM

24' 6" x 11' 5" (7.47m x 3.48m)

## KITCHEN

14' 1" x 9' 11" (4.29m x 3.03m)

## FIRST FLOOR

## BEDROOM TWO

11' 2" x 9' 4" (3.41m x 2.85m)

## BEDROOM THREE

10' 4" x 9' 9" (3.15m x 2.98m)

## BEDROOM FOUR

9' 11" x 7' 0" (3.03m x 2.14m)

## BATHROOM

6' 9" x 6' 8" (2.07m x 2.02m)

## SECOND FLOOR

## PRINCIPAL BEDROOM

15' 4" x 13' 4" (4.68m x 4.07m)

## EN SUITE

8' 5" x 6' 11" (2.56m x 2.10m)

## TOTAL SQUARE FOOTAGE

Total floor area: 118.6 sq.m. = 1277 sq.ft. approx.

## OUTSIDE THE PROPERTY

## REAR GARDEN

## OUTHOUSE



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a garden shed.

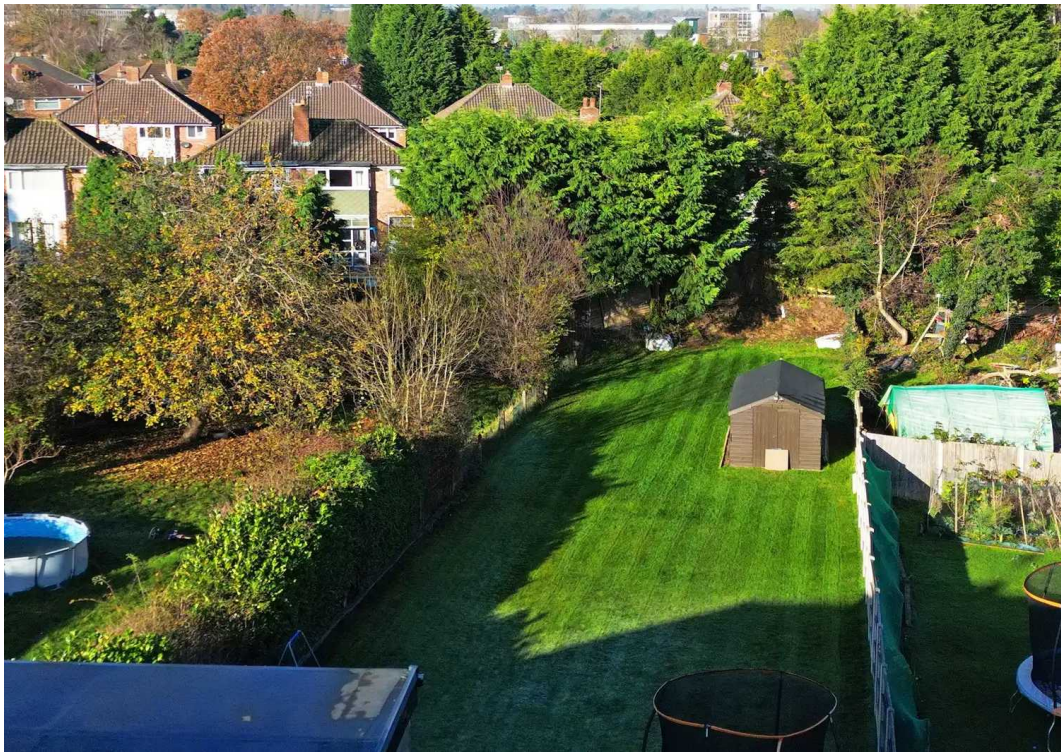
**ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - Virgin. Loft space - boarded with lighting.

**MONEY LAUNDERING REGULATIONS**

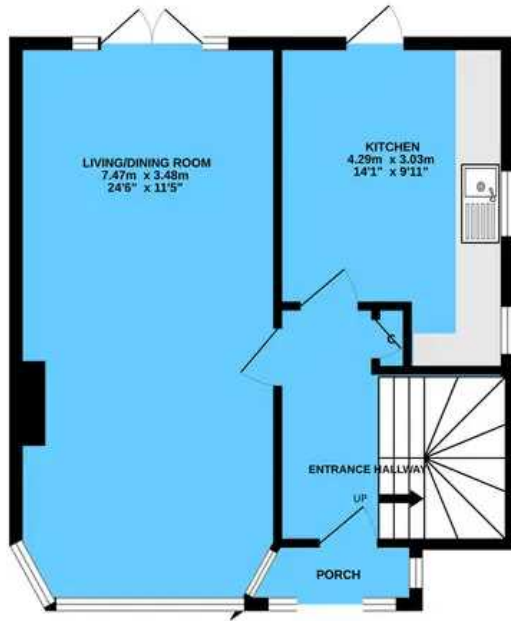
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



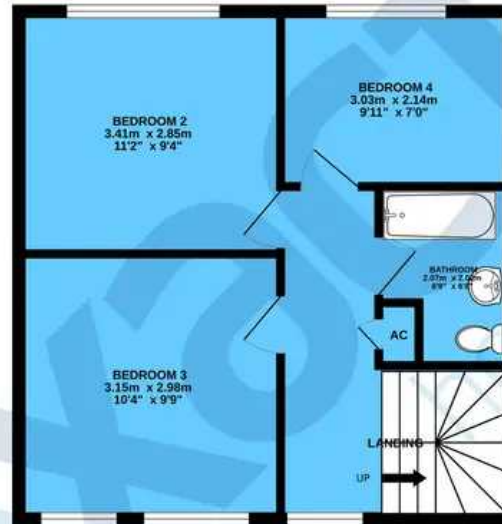




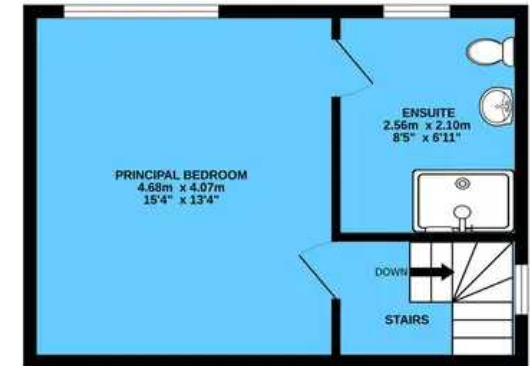
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 118.6 sq.m. (1277 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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