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- An Exceptional & Significantly Extended Detached Family Home
- Five Good Size Bedrooms
- Two Spacious Reception Rooms
- Three Luxury Bath/Shower Rooms

Mirfield Road, Solihull, West Midlands, B91 1JH

Offers Over £1,200,000

Smart Homes Portfolio are delighted to offer this exceptional, significantly extended detached family home situated in a most sought after location. Offering spacious accommodation comprising two spacious reception room, superb extended & re-fitted breakfast kitchen, utility room, luxury ground floor shower room, master suite with balcony, luxury en-suite shower room and dressing area, four further good size bedrooms, luxury re-fitted family bathroom, extensive landscaped Westerly facing rear garden, large integral garage/gym and ample driveway parking. Council Tax Band – G. EPC Rating – C.



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.

The property is set back from the road behind a block paved driveway providing ample off road parking with a laid lawn area to side, retaining brick built walls and planted borders and access to an open storm porch with a Hormann security front door leading into



Entrance Hallway

28' 8" x 9' 11" (8.74m x 3.02m) With a full height obscure double glazed window to front, ceramic tiled flooring with under floor heating, ceiling light point and LED spot lights, feature glass and oak staircase leading to the first floor accommodation and oak doors leading off to



Spacious Lounge to Front

22' 5" x 11' 8" (6.83m x 3.56m) With UPVC double glazed bay window to front elevation, under floor heating and two ceiling light points



Superb Family Room to Rear

18' 4" x 17' 11" (5.59m x 5.46m) With full width powder coated double glazed bi-fold doors leading to rear garden, concealed ceiling lighting, ceiling light point and LED spot lights, stripped timber effect flooring with under floor heating and opening into

Superb Extended & Re-Fitted Breakfast Kitchen to Rear

17' x 11' 5" (5.18m x 3.48m) Being re-fitted with a range of wall, base and drawer units with a marble work surface over incorporating a Siemens 5 ring gas on glass hob with Elisa contemporary extractor hood over. Central island incorporating breakfast bar with an inset sink with copper hot tap and AEG full width dishwasher. Two eye level Siemens electric ovens, integrated larder fridge and freezer, ceramic tiling to floor with under floor heating, ceiling light points and LED spot lights and full width powder coated double glazed bi-fold doors leading to rear garden



Utility Room

6' 8" x 5' 10" (2.03m x 1.78m) With fitted base unit with a work surface over incorporating a colour coded sink and drainer unit with mixer tap. Space and plumbing for washing machine, bespoke shelving and storage, pocket door leading to boiler cupboard and under floor heating

Luxury Ground Floor Shower Room

Being fitted with a luxury white Villeroy & Boch suite comprising of a large shower enclosure with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Luxury tiling to full height and floor with under floor heating, heated towel rail, LED ceiling spot lights and an obscure double glazed window to the side elevation

First Floor Landing

With oak staircase rising to second floor, ceiling light point and LED spot lights, double glazed windows to front and side elevations, radiator and oak doors leading off to

Superb Master Bedroom Suite

24' 10" max x 17' 10" max (7.57m max x 5.44m max)

Bedroom Area with Balcony

With a feature vaulted ceiling with ceiling light point and LED spot lights, wall to wall fitted wardrobes with sliding doors, radiator, feature full height double glazed windows incorporating powder coated double glazed bi-fold doors leading to balcony with glazed balustrade and opening into

Dressing Area

With a range of fitted furniture including cupboards drawers and vanity table, LED spot lights, radiator and oak door leading into

Luxury En-Suite Shower Room

Being fitted with a luxury white Villeroy & Boch suite comprising of a large shower enclosure with overhead monsoon soaker, wall mounted wash hand basin and a low flush W.C. Luxury tiling to full height and floor, chrome heated towel rail and ceiling spot lights

Bedroom Two to Front

14' 9" x 11' 7" (4.5m x 3.53m) With double glazed bay window to front elevation, wall to wall fitted wardrobes with sliding doors, stripped timber effect flooring, radiator and ceiling light point and spot lights

Bedroom Three to Rear

14' 11" x 11' 7" (4.55m x 3.53m) With double glazed window to rear elevation, wall to wall fitted wardrobes with sliding doors, stripped timber effect flooring, radiator and ceiling light point and LED spot lights

Bedroom Four to Front

10' 0" x 7' 11" (3.05m x 2.41m) With double glazed windows to front elevation, radiator, stripped timber effect flooring and LED ceiling spot lights

Luxury Re-Fitted Family Bathroom to Side

Being fitted with a luxury white Villeroy & Boch suite comprising of a bathtub with shower attachment, separate shower enclosure with overhead monsoon soaker, wall mounted wash hand basin and a low flush W.C. Luxury tiling to full height and floor, chrome heated towel rail, LED ceiling spot lights and obscure double glazed windows to the side elevation

Second Floor Landing

With Velux roof window, oak door to bespoke storage and oak door to

Bedroom Five

18' 1" x 16' 3" (5.51m x 4.95m) With double glazed window to rear elevation, Velux roof window to side, eaves storage, radiator, LED ceiling spot lights and a range of fitted furniture including wardrobes, drawers and work station

Large Integral Garage/Gym

25' 3" x 19' 10" (7.7m x 6.05m) With an electric door to property frontage, tiled flooring, radiator, comms cupboard, wall units, LED ceiling spot lights and courtesy doors to rear garden and hallway

Extensive Westerly Facing Rear Garden

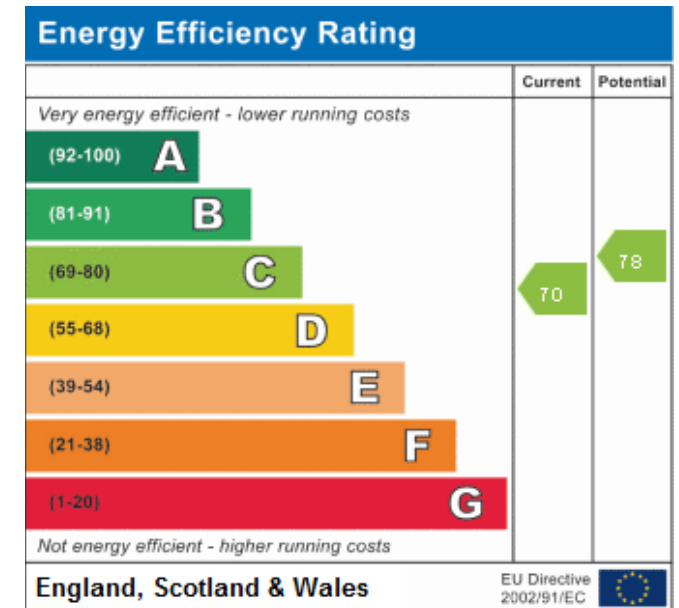
Being mainly laid to lawn with an Indian stone patio area, external power points, security lighting, panelled fencing to boundaries, gated side access, ornamental rockery and a variety of mature planted shrubs and bushes





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 – G







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

www.smart-homes.co.uk
0121 824 5133
portfolio@smart-homes.co.uk

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