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- A Beautifully Presented & Significantly Extended Semi-Detached Family Home
- Four Good Size Bedrooms
- Superb Extended Open Plan Family Dining Kitchen
- Modern En-Suite Shower Room

Witherford Croft, Solihull, West Midlands, B91 1TX

Offers Over £575,000

A beautifully presented and significantly extended semi-detached family home that must be viewed to appreciate the standard of accommodation on offer. With accommodation comprising a superb extended open plan family dining kitchen, separate lounge, utility room with guest W.C., four good size bedrooms, modern en-suite shower room, modern family bathroom, private landscaped rear garden, garage store and driveway parking. Council Tax Band – D. 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.

The property is set back from the road behind a gravelled driveway providing off road parking with hedging to side boundaries, exterior lighting and a feature obscure double glazed front door with matching side window leading into



Entrance Hallway

With ceiling spot lights, oak flooring with under floor heating, radiator, stairs leading to the first floor accommodation and oak door leading off to



Lounge to Front

15' 2" x 10' 6" (4.62m x 3.2m) With UPVC double glazed bay window to front elevation, oak flooring, wall mounted radiator and ceiling light point



Superb Open Plan Family Dining Kitchen

27' 5" max x 25' 4" max (8.36m max x 7.72m max) Being re-fitted with a range of wall, base and drawer units with a marble work surface over incorporating an inset 1 1/2 bowl Franke sink and drainer unit with mixer tap over, further incorporating a 5 ring gas hob with feature extractor over. Two inset eye level ovens, inset eye level microwave, integrated dishwasher, wine cooler, breakfast bar, oak flooring and two feature vertical radiators. Feature exposed brickwork wall, open fireplace with log burning stove, wall and ceiling light points and spot lights, double glazed bi-fold window to the rear aspect, double glazed door to side, double glazed bi-fold doors leading to rear garden, feature roof lantern, oak door to under stairs storage cupboard and further oak door to



Utility Room & Guest W.C

7' 10" x 6' (2.39m x 1.83m) With a fitted wall storage unit, fitted work surface over incorporating a Belfast style sink with mixer tap and a wall mounted gas central heating boiler. Space and plumbing for washing machine and tumble dryer, low flush W.C, oak flooring, vertical radiator, ceiling light point and door to garage

Landing

With ceiling light point, loft hatch and oak doors leading off to

Bedroom One to Rear

15' max x 7' 10" (4.57m max x 2.39m) With a feature vaulted ceiling with Velux roof window, double glazed window to rear elevation, radiator, ceiling light point and oak door to

Modern En-Suite Shower Room to Side

14' 4" x 4' 5" (4.37m x 1.35m) Being fitted with a modern white suite comprising of a large shower enclosure with overhead monsoon soaker, vanity wash hand basin and a low flush W.C. Illuminated mirror, chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and an obscure double glazed window to the side elevation

Bedroom Two to Front

16' x 10' 8" (4.88m x 3.25m) With double glazed bay window to front elevation, radiator and wall and ceiling light points

Bedroom Three to Rear

13' 6" x 10' 2" (4.11m x 3.1m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Four to Front

13' 6" max x 11' 11" max (4.11m max x 3.63m max) With double glazed window to front elevation, radiator and ceiling light point

Modern Family Bathroom to Rear

8' 4" x 6' 2" (2.54m x 1.88m) Being re-fitted with a modern white suite comprising of a bathtub with shower and glass shower screen, vanity wash hand basin and a low flush W.C. Illuminated mirror, chrome heated towel rail, tiling to splash prone areas, wood effect flooring, ceiling spot lights and an obscure double glazed window to the rear elevation

Landscaped Rear Garden


Being mainly laid to lawn with a composite decked patio area and hedging and panelled fencing to boundaries

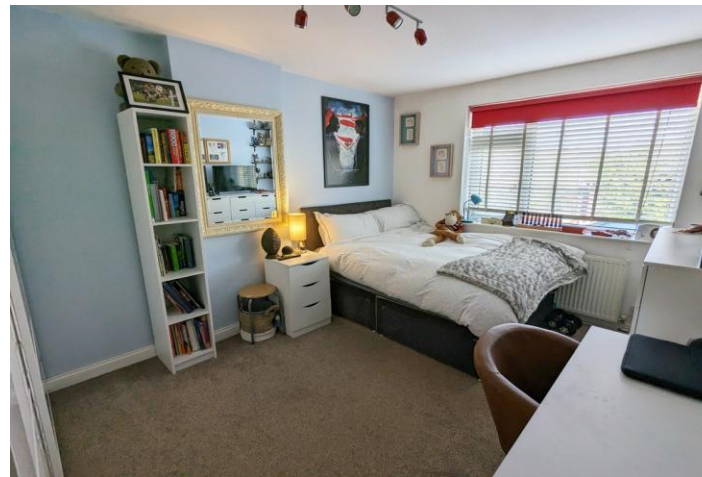
Garage

11' 9" x 8' 3" (3.58m x 2.51m) With an electronic roller shutter door to property frontage, ceiling light point and courtesy door to utility

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 – D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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