



smarthomes



- A Beautifully Presented Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Impressive Family Dining Kitchen

Wroxall Road, Solihull, West Midlands, B91 1DR

£680,000

A beautifully presented & extended detached family home in a sought after location with no upward chain, three bedrooms, two reception rooms, impressive family dining kitchen, utility, guest WC, master bedroom with separate dressing room & en-suite shower room, further en-suite shower room, spacious family bathroom, South Facing rear garden, garage/store and off road parking. EPC Rating - 61 (D). Council Tax Band - E.



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 generous off road parking extending to gated side access, exterior lighting, garage doors and UPVC double glazed double doors leading into



Enclosed Porch

With double glazed windows, tiled flooring, lighting and obscure glazed oak door leading through to



Welcoming Entrance Hallway

With feature tiled flooring, spot-lights to ceiling, radiator, stairs leading to the first floor accommodation with feature glazed banister and inset lighting, coving to ceiling and doors leading off to



Reception Room One to Front

14' 9" x 13' 5" (4.5m x 4.1m) Having a double glazed bay window with integrated blinds to front elevation, radiator, ceiling light point, polished floorboards and double doors leading through to

Reception Room Two to Rear

15' 1" x 12' 1" (4.6m x 3.7m) Having double glazed windows incorporating French doors with integrated blinds leading out to the South facing rear garden, ceiling light point, picture rail, radiator and open fireplace with tiled inlay, marble hearth and decorative wooden surround



Impressive Family Dining Kitchen to Rear

20' 4" x 16' 4" (6.2m x 5.0m) Being fitted with a range of wall, drawer and base units with complementary Quartz effect work surfaces, composite sink and drainer unit with mixer tap, tiling to splashback areas, five ring gas hob with extractor canopy over, inset eye-level oven, grill and microwave oven, integrated dishwasher, fridge freezer and under-counter fridge, centre island with breakfast bar seating area, spot lights to ceiling, vertical radiator, tiled flooring, vaulted ceiling with two Velux windows, feature folding doors opening to South facing rear garden and door leading into

Utility Room

7' 6" max x 7' 6" max (2.3m x 2.3m) With UPVC obscure double glazed door to side, tiled flooring, ceiling light point, space and plumbing for washing machine and tumble dryer, space for fridge freezer and door leading into

Guest WC

With tiled flooring, low flush WC, corner wash hand basin, ceiling light point and extractor

Accommodation on the First Floor

Landing

With feature glazed banister, spot-lights to ceiling, loft access and doors leading off to

Master Bedroom to Front

15' 5" x 10' 5" (4.7m x 3.2m) Having a double glazed bay window with integrated blinds to front elevation, radiator, spot-lights to ceiling, wall lighting, fitted wardrobes and opening through to

Dressing Room to Front

9' 10" x 7' 10" (3.0m x 2.4m) With double glazed window to front elevation, radiator with fitted bench seating, fitted storage, spot-lights to ceiling and opening into

En-Suite Shower Room

8' 2" x 4' 7" (2.5m x 1.4m) Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and wall mounted wash hand basin with tiling to water prone areas and floor, Velux window to side, extractor and wall lighting

Bedroom Two to Rear

14' 1" x 12' 9" (4.3m x 3.9m) With double glazed window to rear elevation, radiator, spot-lights to ceiling and door leading into

En-Suite Shower Room

Being fitted with a three piece white suite comprising of; shower enclosure with thermostatic shower, low flush WC and vanity wash hand basin with complementary tiling to water prone areas and floor and spot lights to ceiling

Bedroom Three to Rear

14' 5" x 7' 6" (4.4m x 2.3m) With double glazed window to rear elevation, radiator and ceiling light point

Spacious Family Bathroom to Rear

8' 2" x 7' 6" (2.5m x 2.3m) Being fitted with a three piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, low flush WC and vanity wash hand basin, with tiling to water prone areas, tiled flooring, obscure double glazed window with American style shutters to rear, ladder style radiator and ceiling light point

South Facing Rear Garden

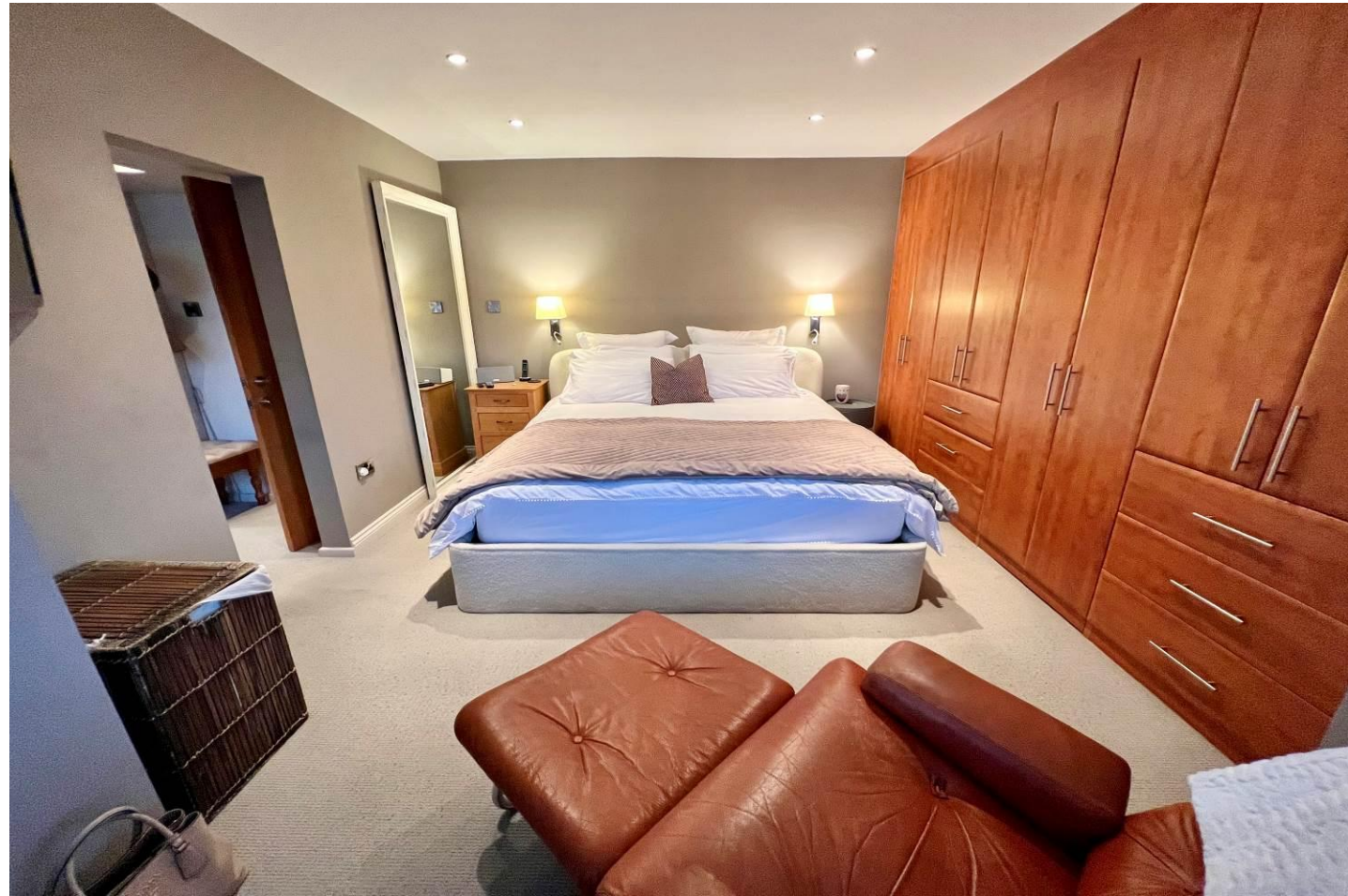
Being mainly laid to lawn with paved patio, fencing to boundaries, mature borders, timber shed, wood store and gated side access to driveway

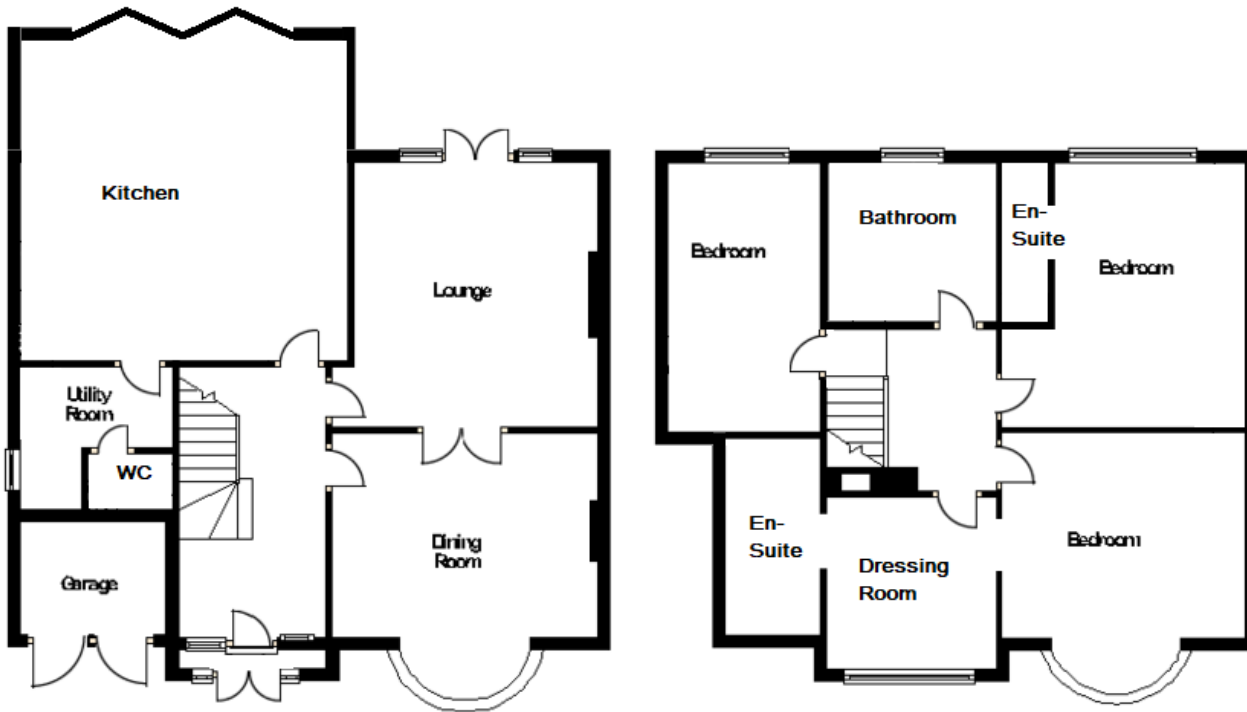
Garage/Store Room

7' 10" x 6' 10" (2.4m x 2.1m) With garage doors to driveway, ceiling light point and wall mounted Vaillant boiler

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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