



smarthomes



- A Substantially Extended Detached Family Home
- Potential to Extend Further (STPP)
- Four Good Sized Bedrooms
- Three Reception Rooms

## Blackthorne Close, Solihull, West Midlands, B91 1PF

Offers Over £725,000

A substantially extended detached family home occupying an extensive plot and offering potential to extend further (STPP). Four good sized bedrooms, three reception rooms, re-fitted kitchen breakfast room, shower room, bathroom, large single garage/workshop, 14 solar panels, single garage and rear garden.

EPC Rating – 75 (C)

Council Tax Band - F



## Property Description

The property is situated in a sought after and convenient location for many of the amenities in the Solihull area and in a highly regarded schooling district, including being within walking distance of both infant and junior schools and local shops. It is also within easy reach of Solihull Hospital, Jaguar Land Rover and Solihull Train Station (with commuter services to Birmingham City Centre and London Marylebone), Sears Retail Park, and also Solihull Town Centre, offering an excellent choice of shopping facilities including the Touchwood Shopping Mall which houses a 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 situated at the end of a cul de-sac and is set back from the road behind a large lawned fore garden with block paved driveway providing ample off-road parking extending to garages.

Access is gained via a double-glazed door leading into an

### Enclosed Porch

With double glazed windows, ceramic tiled flooring, ceiling light point and fluted glazed door leading through to





### **Entrance Hallway**

With ceiling light point, coving to ceiling, central heating radiator and door leading off to

### **Extended Lounge**

31' 9" x 13' 6" (9.68m x 4.11m) With double glazed patio doors to rear garden, two central heating radiators, five wall light points, under stairs store cupboard, feature brick fire surround with electric coal effect fire, obscure glazed door leading to second reception room and obscure double glazed doors leading through to dining room



### **Home Office/Reception Room Three**

12' 3" x 11' 11" (3.73m x 3.63m) With double aspect double glazed windows overlooking rear garden, central heating radiator, oak flooring, ceiling light point, coving to ceiling and picture window looking into dining room



### **Dining Room**

14' 7" x 10' 0" (4.44m x 3.05m) With picture window through to second reception room, central heating radiator, coving to ceiling, three wall light points and obscure glazed door returning to kitchen/breakfast room

### **Ground Floor Shower Room**

With low flush WC, pedestal wash hand basin with tiled splashback, central heating radiator, obscure double-glazed window and shower unit with bi-fold shower door and generous cloaks storage

### **Re-Fitted Breakfast Kitchen to Front**

15' 8" x 12' 7" (4.78m x 3.84m) Being fitted with a range of oak wall, drawer and base units with granite work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, integrated Stoves oven, grill and four ring gas hob, plumbing for dishwasher, space for under counter fridge, vinyl flooring, double glazed window to front, central light fitting, two wall light points, central heating radiator and obscure glazed door leading out to single garage

### **Accommodation On The First Floor**

#### **Landing**

With central light point, loft hatch giving access to insulated loft space, and airing cupboard containing Worcester Bosch boiler, central heating radiator and doors leading off to

### **Master Bedroom to Front**

13' 2" x 11' 7" (4.01m x 3.53m) With double glazed window to front elevation, central heating radiator, ceiling light point, fitted bedside lights and a comprehensive range of fitted bedroom furniture

### **Bedroom Two to Front**

11' 3" x 12' 7" (3.43m x 3.84m) With double glazed window to front elevation, wall light point, central heating radiator, ceiling light point and a comprehensive range of fitted bedroom furniture

### **Bedroom Three to Rear**

10' 0" x 8' 0" (3.05m x 2.44m) With double glazed window to rear elevation, central heating radiator, ceiling light point and fitted wardrobe.

### **Bedroom Four to Rear**

11' 0" x 7' 0" (3.35m x 2.13m) With double glazed window to rear elevation, range of fitted bedroom furniture, central heating radiator and ceiling light point

### **Family Bathroom**

Being fitted with a four-piece white suite comprising; panelled bath with thermostatic shower over and glazed screen, vanity WC and bidet, vanity wash hand basin, with tiling to water prone areas, wall mounted vanity unit with electric shaver point, storage cupboards, central heating radiator, vinyl flooring and two obscure double-glazed window to rear

### **Single Garage**

10' 10" x 15' 9" (3.3m x 4.8m) With automated up-and-over garage door, ceiling light point and courtesy door through to utility.

### **Utility Room**

10' 6" x 10' 1" (3.2m x 3.07m) Fitted with a range of matching wall and base units with a work surface over incorporating an inset Belfast sink and drainer unit. Space and plumbing for washing machine, space for tumble dryer and full height freezer, ceiling strip light, double glazed door and window to rear garden.

### Large Single Garage/Workshop

20' 0" (max) x 21' 11" (6.1m x 6.68m) Being of brick construction, with up and over garage door, ceiling strip lights and wall spots, several power sockets and double-glazed windows to rear. Offering superb potential for conversion to annex or habitable space (subject to relevant building regulations)

### Rear Garden

Primarily southern facing. Being mainly laid to lawn with Indian stone paved patio, ornamental Lily Pond, potting shed, paved pathway leading to large greenhouse, summer house, side access to the front of the property and extremely well stocked shrub borders.

### Energy Performance

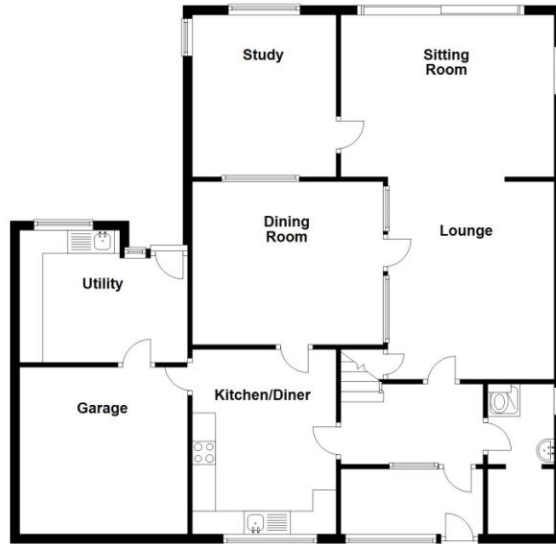
The property benefits from cavity insulation and 14 solar panels and the EPC, supplied by the vendor is Category 75 (C)

### Tenure

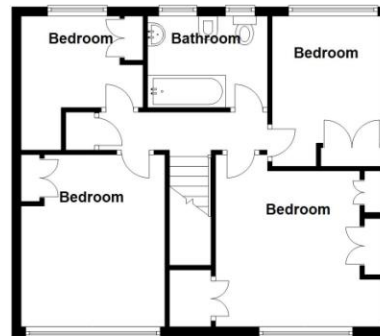
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. Current council tax band - F



Ground Floor



First Floor



Total area: approx. 190.8 sq. metres (2054.3 sq. feet)



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