

# Treetops, 642 Streetsbrook Road

*Solihull, B91 1LB*









## ***FIVE BEDROOM SEMI-DETACHED RESIDENCE***

- Stunning Garden
- Access To Solihull Train & Bus Station
- Five Double Bedrooms
- Two Reception Rooms
- Kitchen/Diner
- Conservatory
- Utility and Guest Cloakroom
- Driveway
- Walking Distance to Solihull
- No Upward Chain

### Note from Vendor

#### **Treetops**

This isn't just a house or 'a property'. It truly represents the word "home". I bought the house May 2000 and raised my family here. They loved growing up in Solihull and everything was easily accessible for all of us - especially Tudor Grange swimming pool, running

tracks and gym.

In 25 years - there has never been a robbery or crime on this block of Streetsbrook. It is a safe place. There is a reassurance that the fire brigade, local police and hospital are just a few blocks away, as are John Lewis, Waitrose and Aldi.

The good folk living on this road are a community who got to know each other better, banging saucepans during Covid.

And getting into Birmingham or London - what could be easier when you can pop out the gate at the end of the garden and walk across the road. The trees surrounding the garden baffle any sounds.

My son used one of the sheds as his 'hang out' for friends and had a table tennis table.

This home gives a family everything they could want. I have looked after it with a lot of care and it has been filled with love.

I am only leaving it now because my family are in London and I want to be close at hand for my little granddaughter.

Don't be put off by its being on a main road - it does not affect quality of life.





## **GROUND FLOOR**

### **ENCLOSED ENTRANCE PORCH**

Double glazed French doors and side door to garage.

### **ENTRANCE HALL**

Bright and spacious leading to reception rooms, kitchen, utility and Cloakroom.

### **UTILITY ROOM**

Spacious has storage and plumbing for a washing machine and further space for a tumble dryer. There is also a door leading to the garage.

### **FIRST RECEPTION ROOM**

**14' 8" x 11' 2" (4.488m x 3.420m)**

Large bay window that lets in lots of natural light, original wood flooring and bi-fold double opening doors leading through to the second reception room.

### **SECOND RECEPTION ROOM**

**13' 4" x 11' 11" (4.089m x 3.649m)**

This room features a charming chimney breast with a gas coal effect fire on a marble hearth. A bay window with French doors leads to the patio area and the garden.

### **KITCHEN/DINER/CONSERVATORY**

**16' 5" x 24' 0" (5.010m x 7.340m)**

Large L Shaped Extended Breakfast Kitchen with a top range beautiful NEFF double oven, feature beamed ceiling and glass double doors leading to the conservatory with underfloor heating and garden.

## **FIRST FLOOR**

### **BEDROOM ONE**

**13' 10" x 11' 11" (4.237m x 3.653m)**

Double bedroom with bay window, fitted wardrobe and desk space

### **BEDROOM TWO**

**12' 5" x 14' 11" (3.793m x 4.548m)**

Double bedroom, fitted wardrobes and beautiful window seat overlooking to garden.

### **BEDROOM THREE**

**11' 6" x 10' 0" (3.521m x 3.053m)**

Double bedroom and fitted wardrobe, window overlooking the garden

### **BEDROOM FOUR**

**9' 1" x 10' 9" (2.783m x 3.289m)**

Another double bedroom overlooking the front of the property.

### **BATHROOM**

**6' 0" x 14' 6" (1.850m x 4.437m)**

## **SECOND FLOOR**

### **BEDROOM FIVE**

**15' 3" x 16' 10" (4.668m x 5.135m)**

### **ENSUITE**

## **OUTSIDE**

### **GARAGE**

### **LARGE GARDEN TO THE REAR**

With access to Solihull Train Station. Large sheds at the bottom of the garden.

















**Offers Over £700,000**

**TENURE:**

We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

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**Approx. Gross Internal Floor Area 2266 sq. ft / 210.50 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	80 C
39-54	E		
21-38	F		
1-20	G		