

# 18 Grendon Road

*Solihull, B92 7EL*









## ***FOUR BEDROOM DETACHED RESIDENCE***

- Prime Sought After Location
- Good Schools/Nearby Railway Station & bus route
- Quiet Cul-De-Sac
- Double Glazing/Central Heating
- Fabulously Presented Throughout
- Two Reception Rooms
- Fabulous Dining Kitchen
- Modern Shower Room
- Tandem Garage

### **ACCOMMODATION**

A highly attractive and exceptionally well maintained four bedroom detached residence enjoying a quiet cul-de-sac position in a highly sought after and convenient suburban location. Within walking distance of Olton Station and well-regarded Solihull Schools, this immaculately presented property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises of canopy porch, reception hall, guest wc, lounge with feature fireplace and bay window, dining room, attractive fully fitted dining kitchen, wide first floor landing, four spacious bedrooms and a modern stylish shower room/wc. To the front is a well-tended fore garden, driveway leading to a tandem garage. To the rear is a good size enclosed garden, mainly laid to lawn with extensive patio area. This particularly outstanding dwelling home must be viewed to be fully appreciated.



#### CANOPY ENTRANCE PORCH

#### RECEPTION HALL

Composite double glazed entrance door. Stairs off. Under stairs storage. Amico flooring.

#### GUEST WC

Modern suite with attractive part tiled elevations. Inset sink unit and low level flush wc.

#### LOUNGE

**19' 1" x 12' 0" (5.826m x 3.683m)** Feature fireplace and attractive UPVC double glazed bay window.

#### FORMAL DINING ROOM

**12' 0" x 10' 2" (3.677m x 3.118m)** UPVC sliding double glazed patio doors.

#### L-SHAPED DINING KITCHEN

**18' 6" x 15' 5" (5.646m x 4.711m)** Attractive fully fitted base and wall cupboard units, integrated cooking appliances including electric ceramic hob, extractor hood over, split level oven and grill. One and half bowl sink unit with mixer taps, part tiled elevations. Access door to garage. Rear access UPVC door. Amico flooring.

#### FIRST FLOOR LANDING

Spacious area with airing cupboard and loft access.

#### BEDROOM ONE (REAR)

**12' 11" x 9' 10" (3.954m x 3.018m)** Sliding mirror door extensive wardrobe.

#### BEDROOM TWO (FRONT)

**10' 1" x 10' 8" (3.095m x 3.252m)** Fitted wardrobes.

#### BEDROOM THREE (FRONT)

**9' 10" x 7' 11" (3.004m x 2.435m)** Double bedroom.

#### BEDROOM FOUR (REAR)

**10' 1" x 6' 11" (3.086m x 2.122m)** Currently used as an office/study. Fitted wardrobe.

#### SHOWER ROOM/WC

**10' 1" x 5' 5" (3.093m x 1.661m)** An attractive modern space with inset vanity sink unit, low level flush wc and double width walk-in shower cubicle. Contemporary tiled elevations. Karndean flooring.

#### OUTSIDE

##### FRONT

Attractive well maintained lawned fore garden with drive to side.

##### TANDEM GARAGE

**24' 0" x 8' 7" (7.327m x 2.640m)** Fabulous useful space with up and over door.

##### REAR

A delightful enclosed garden, mainly laid to lawn. Patio area. Garden shed at side. A wonderful sanctuary.

The property has opportunities for extension.















Asking Price Of £580,000

TENURE:  
We have been advised by the seller that the property is Freehold.  
Interested purchasers should seek clarification of this from their solicitor

Ruxton Independent Estate  
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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		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		