



3 Birch Tree Grove, Solihull B91 1HD

Price Guide **£995,000**

- Spacious Detached Residence
- Four Bedrooms & Three Bathrooms
- Generous Plot of 0.25 acres
- Private South Facing Mature Rear Garden
- Detached Triple Length Garage
- Energy Efficiency Rating - D

0121 709 3300

3 Birch Tree Grove, Solihull B91 1HD

Bartley's are pleased to offer an extremely rare opportunity to acquire this beautifully presented spacious four bedroom detached family home set on a substantial plot extending to approx. 0.25 acres located in one of the most desirable roads within Solihull. Ideally positioned for excellent schooling and within short walking distance of the Town Centre, Retail Park and Train Station, the property also offers enormous potential for further extension and remodelling The accommodation briefly affords, reception hallway, dual aspect lounge, dining room, extended dining kitchen, ground floor bedroom, shower room, three further bedrooms, ensuite, family bathroom, triple length garage & stunning south facing private garden.

APPROACH

Via a sweeping, in-and-out driveway enabling off-road parking for several vehicles, leading to an arched entrance porch with UPVC double glazed door to:-

WELCOMING ENTRANCE HALL

Wood-effect flooring, stairs rising to first floor landing, ceiling light point, two double panel radiators, Oak doors leading to the lounge, kitchen, dining room, ground floor bedroom, shower room, obscure UPVC double glazed window to the side aspect.

DUAL ASPECT LOUNGE

20' 8" (6.3M) X 13' 9" (4.2M)

Feature fireplace with cast iron log burner and slate hearth, two double panel radiators, ceiling light point, UPVC double glazed window to the front aspect and French Doors to the garden, and double doors leading to:-

DINING ROOM

15' 1" (4.6M) X 12' 2" (3.7M)

Double panel radiator, ceiling light point, UPVC double glazed French doors to the garden.

EXTENDED DINING KITCHEN

21' 4" (6.5M) X 17' 9" (5.4M)

Fitted with a range of modern wall and base units with co-ordinated roll top work surfaces and upstands, stainless steel single drain sink unit with mixer tap over, integrated Bosch gas hob, canopy extractor fan, Neff double oven, integrated dishwasher and fridge, wood-effect floor, ceiling spotlights, double panel radiator, large walk-in cupboard, Velux roof lights, UPVC double glazed French doors to the garden and UPVC double glazed UPVC door to the side aspect.

GROUND FLOOR BEDROOM FOUR (FRONT)

18' 1" (5.5M) X 11' 10" (3.6M)

Double panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

GROUND FLOOR SHOWER ROOM

7' 3" (2.2M) X 7' 3" (2.2M)

Modern three piece suite comprising low level flush WC, pedestal hand wash basin, shower enclosure with thermostatic shower unit, ceramic tiling to walls and floor, single panel radiator, extractor fan, spotlights, obscure double glazed window to the side aspect,



FIRST FLOOR LANDING

Spacious landing with Oak doors radiating off to Master Bedroom, Bedroom two, Bedroom three, storage cupboard and the family bathroom. Plus, access to generous-sized, fully boarded, loft space with pull-down ladder.

MASTER BEDROOM WITH DUAL ASPECT (FRONT)

19' 0" (5.8M) X 12' 2" (3.7M)

Two double panel radiators, ceiling spotlights, fitted wardrobes and eaves storage, two Velux skylights, UPVC double glazed window to the front aspect, and door to:-



EN-SUITE

7' 7" (2.3M) X 5' 11" (1.8M)

Modern white suite comprising low level flush WC, pedestal handwash basin, shower enclosure with thermostatic shower unit, tiling to splash prone areas, chrome towel radiator, wood-effect flooring, spotlights, Velux skylight to the front aspect.

FAMILY BATHROOM

9' 2" (2.8M) X 8' 2" (2.5M)

Double handwash basin with storage, low level flush WC, panel bath with thermostatic shower unit over, tiling to splash prone areas, wood-effect flooring, chrome towel radiator, spotlights, obscure UPVC double glazed window to the rear aspect.



BEDROOM TWO (REAR)

9' 10" (3.0M) X 11' 6" (3.5M)

Single panel radiator, ceiling light point, built-in storage, UPVC double glazed window to the rear aspect.

BEDROOM THREE – DUAL ASPECT

15' 1" (4.6M) X 12' 10" (3.9M)

Single panel radiator, ceiling light point, eaves storage, two Velux skylights.

DETACHED TRIPLE LENGTH GARAGE

25' 7" (7.8M) X 11' 10" (3.6M)

Double doors to the front, power and lighting, Worcester boiler with unvented cylinder.

UTILITY

7' 3" (2.2M) X 11' 10" (3.6M)

Utility area with a range of storage cupboards, stainless steel single drain sink unit, work surfaces, space and plumbing for a washing machine and dryer.

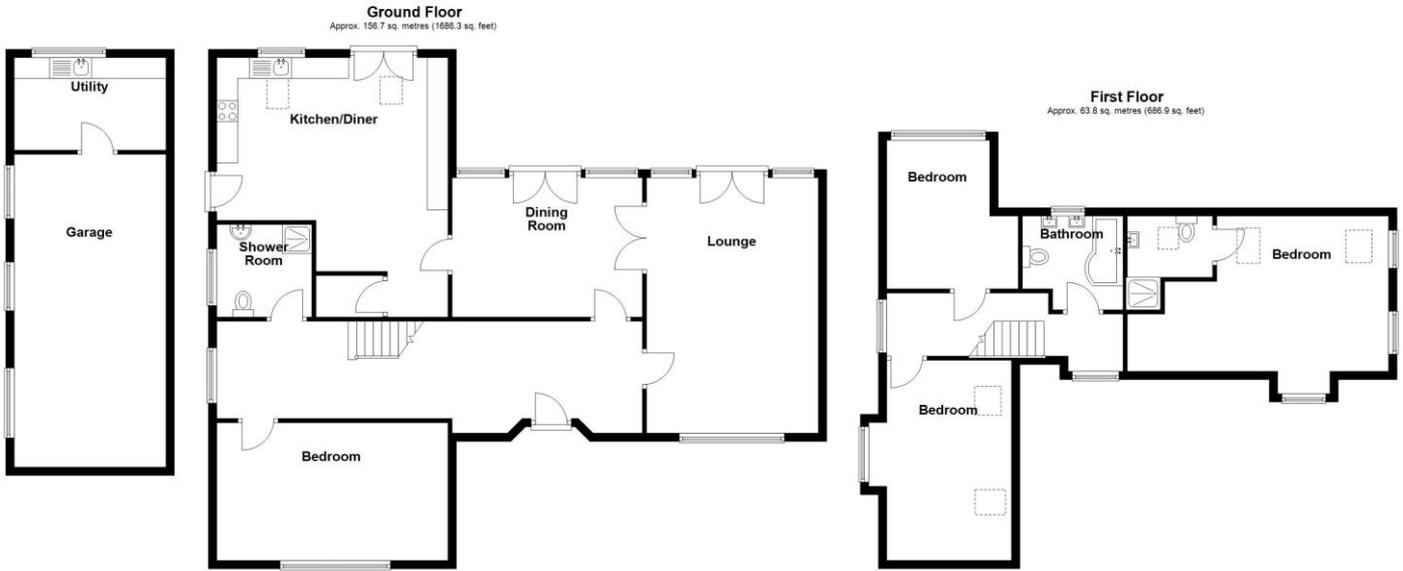
GARDEN

A paved patio with access to both sides of the property, exterior lighting and outside water supply leads to the stunning, South-facing, private rear garden that is mainly laid to lawn.

TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.





Total area: approx. 220.5 sq. metres (2373.2 sq. feet)



2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

[Zoopla.co.uk](https://www.zoopla.co.uk)

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The UK's number one property website

The Property Ombudsman SALES OFT Approved code

[Radarhomes.co.uk](https://www.radarhomes.co.uk)
The UK's number one homebuyer website

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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