



37 Bronte Farm Road, B90 3DE
Sale Price of £400,000



**Love
Property Co.**

19 Glenwood Drive, Cheswick Green, Solihull, B90 4HJ

Tenure - Freehold
EPC Rating - C
Council Tax Band – C

Love Property Co are pleased to offer this attention to detail and extended 1015.9 sq. feet (94.4 sq. metres) curb appealing three-bedroom semi-detached and recently renovated family home located close to Shirley High Street and Retail Park.

This property must be viewed to be fully appreciated.

As you enter the property, you are greeted by a beautifully mosaic tiled porch, leading to the impressively decorated Dining room and playroom/office or fourth bedroom. You then enter the lovely, extended lounge that has sliding patio doors to the garden, that has a warm and homely feeling.

The property comprises of very impressive top of the range Amtico flooring to the lounge, dining room, bathroom and playroom/office/fourth bedroom and is stylishly decorated throughout and had all the windows and three composite doors (front, porch and back door) replaced by The Window Centre in Shirley in June 2020.

The extended re-fitted Kitchen has integrated oven/grill, hob, extractor, microwave, plumbing & space for washing machine, tumble dryer & fridge/freezer with separate downstairs wc. Moving to the first floor, you will find three generously sized bedrooms, with a very impressive modern family bathroom with fantastic tiles and shower over bath.

Outside, you have a block paved driveway and the property boasts off road parking for several vehicle, private rear garden mainly lawned with a generous decked patio area, perfect for enjoying the serene outdoors.



PROPERTY MEASUREMENTS:

LOUNGE

18' 7" x 9' 9" (5.67m x 2.96m)

KITCHEN

16' 0" x 7' 7" (4.87m x 2.30m)

PLAY ROOM/BEDROOM 4/OFFICE

14' 11" x 7' 1" (4.54m x 2.16m)

WC

4' 5" x 2' 11" (1.35m x 0.88m)

BEDROOM ONE

13' 11" x 10' 4" (4.23m x 3.16m)

BEDROOM TWO

9' 9" x 10' 0" (2.97m x 3.04m)

BEDROOM THREE

10' 11" x 7' 3" (3.32m x 2.22m)

FAMILY BATHROOM

6' 10" x 7' 3" (2.08m x 2.22m)

TOTAL SQUARE FOOTAGE

1015.9 sq. ft approx. (94.4 sq. Metres)

ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers.

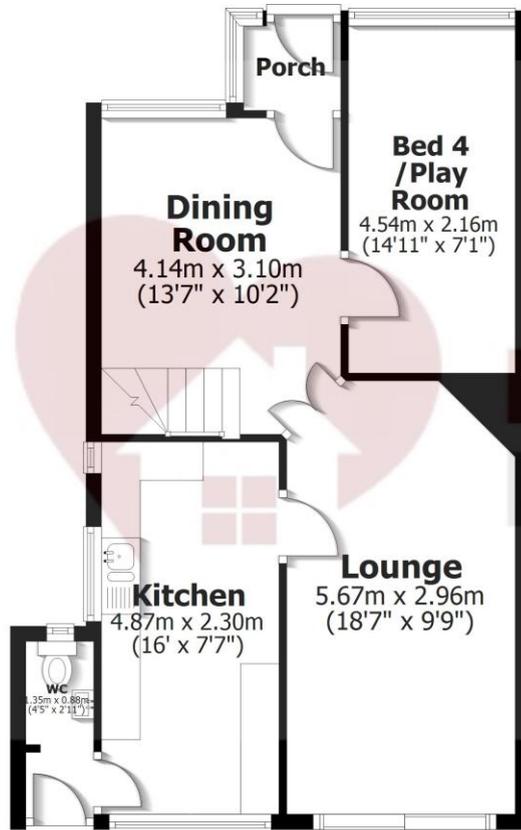
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



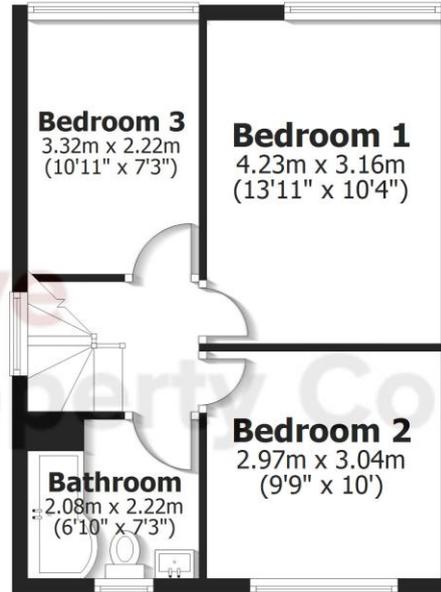
Ground Floor

Approx. 55.3 sq. metres (594.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.2 sq. feet)



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

15 St Johns Way, Knowle, Solihull, B93 0LE
T: 01564 663055 | E: info@lovepropertyco.co.uk
www.lovepropertyco.co.uk



Love
Property Co.