



10 YEWHURST ROAD, SOLIHULL, B91 1PW

PURCHASE PRICE £550,000

DRAFT DETAILS





PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this traditional four bedroom detached, in need of some modernisation. The property is offered with no upward chain, benefits from gas central heating, UPVC double glazing and has the added attraction of a large well maintained south facing rear garden. The property is well located for local shops, schools and public transport, has easy access to the M42 motorway, Birmingham International airport and railway station. We recommend early viewing on this property which in more detail comprises of:- enclosed porch, spacious entrance hall, guest shower room, extended living room, conservatory, dining room, breakfast kitchen, utility area, four bedrooms, shower room, separate wc, garage and south facing rear garden. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway with lawned foregarden.

ENCLOSED PORCH

With UPVC double glazed windows and door, ceramic tiled floor, power points and further door giving access through to:-

SPACIOUS ENTRANCE HALL

With central heating radiator, staircase to the first floor and leading to:-

GUEST SHOWER ROOM

Having a separate shower cubicle with Mira electric shower, pedestal wash basin, central heating radiator and further door leading to:-

SEPARATE WC

With low flush wc.

EXTENDED LIVING ROOM

22' 2" x 11' 5" (6.76m x 3.49m) UPVC double glazed



window, two central heating radiators, coved coricing, five wall light points, power points, double glazed sliding patio doors leading out to the rear garden and feature double opening French doors leading into the conservatory.

CONSERVATORY

8' 6" x 7' 11" (2.60m x 2.43m) UPVC double glazed with a polycarbonated roof, light and fan fitment, ceramic tiled floor and double opening doors leading out to the rear garden.

DINING ROOM

11' 11" x 10' 10" (3.65m x 3.31m) UPVC double glazed window, central heating radiator, power points and serving hatch leading through to the kitchen.

BREAKFAST KITCHEN

15' 10" x 9' 0" (4.84m x 2.76m) Having an inset stainless steel sink unit with side drainer, cupboards and drawers beneath, a range of base and wall cupboards, breakfast bar, wall mounted Worcester gas central heating boiler, plumbing for a washing machine, gas cooker point, UPVC double glazed window with views over the rear garden, walk in pantry, central heating radiator, further UPVC double glazed window to the side and further door leading to:-

UTILITY AREA

With useful storage cupboard and access to the side.

FIRST FLOOR

Approached via the staircase from the entrance hall.

GALLERY LANDING

With UPVC obscure glazed window, central heating radiator, hatch to the roof void, power points and leading to:-

BEDROOM ONE

15' 10" x 11' 5" (4.85m x 3.50m) UPVC double glazed



windows to the front and the rear, two central heating radiators and power points.

BEDROOM TWO (REAR)

11' 11" x 10' 11" (3.65m x 3.33m) UPVC double glazed window, central heating radiator and power points.

BEDROOM THREE (FRONT)

11' 1" x 10' 11" (3.39m x 3.34m) UPVC double glazed window, central heating radiator, power points and built in storage cupboard.







BEDROOM FOUR (FRONT)

8' 5" x 7' 5" (2.57m x 2.28m) Having two UPVC double glazed windows and power points.

SHOWER ROOM

Having a large walk in shower with Triton Jade electric shower, shower screen, pedestal wash basin, central heating radiator, UPVC obscure glazed window, airing cupboard and ceramic tiled floor.

SEPARATE WC

With low flush wc.

OUTSIDE

GARAGE

16' 3" x 15' 9" (4.96m x 4.81m) With remote controlled up and over door to the front.

SOUTH FACING REAR GARDEN

The property enjoys a large south facing rear garden which must be seen to be appreciated, having a paved patio, footpath, established lawn, flower borders, shrubs and evergreens.

TENURE

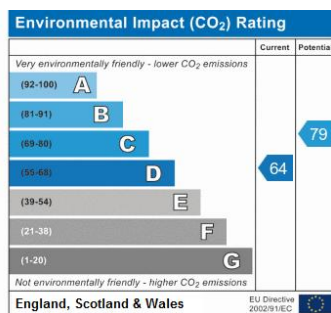
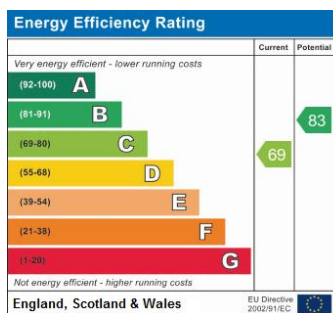
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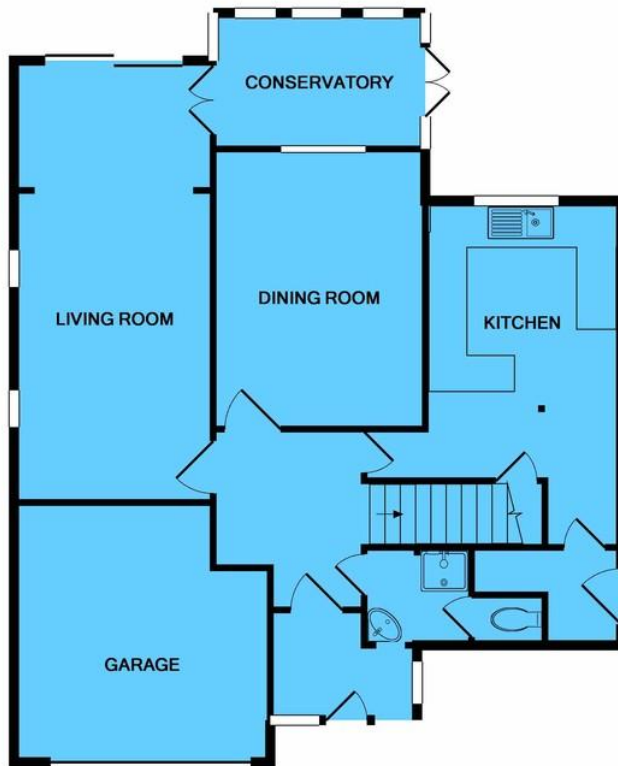
VIEWING

Via Xact in Solihull on 0121 712 6222.

COUNCIL TAX

Council Tax Band F





GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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