



smarthomes
Russell Patterson



- Attractive 1930's Detached
- Delightful Westerly Facing Garden
- Three Double Bedrooms
- Refitted Kitchen/ Breakfast Room

Tilehouse Green Lane, Knowle, Solihull, West Midlands, B93 9EY

An attractive 1930's traditional three double bedroomed detached family home enjoying a most delightful well stocked, established and westerly garden to the rear. Offering superb potential to be extended and developed (subject to planning). The property stands well back from the road behind a sweeping driveway and garage and has an extended living room, a large dining/breakfast kitchen and a laundry/utility which has approved planning to demolish and rebuild with the potential (STPP) of creating a fourth bedroom above. EPC – E52



Property Description

The property stands within a mile of Knowle High Street with further local convenience stores at Bentley Heath and Dorridge village providing a small square, Sainsburys store and railway station which is on the Chiltern Line and links Birmingham Snow Hill with London Marylebone. Solihull town centre is within three miles and offers further and more comprehensive facilities whilst junctions 4 and 5 of the local M42, both within two miles, lead to the Midlands motorway network, centres of commerce and culture, the M40, the NEC and Birmingham International Airport and Railway Station.

APPROACH

The property sits towards the Lady Byron Lane end of the road and enjoys a deep frontage with sweeping block paved driveway offering ample parking space, there is a lawned front garden, hedged boundary and access is gained via an attractive canopy porch, double glazed door through to the welcoming entrance hall.





RECEPTION HALL

Coving to ceiling, leaded light windows to front with secondary glazing, Upvc double glazed window to side, stairs off to first floor, radiator, original oak flooring and doors leading off to;



GUEST WC/ SHOWER ROOM

7' 3" x 5' 7" (2.21m x 1.7m) Cloaks area with tiled floor and further door to, wc, pedestal wash basin, shower cubicle with thermostatic shower, tiled splashbacks, radiator, frosted Upvc double glazed windows to front and rear.

DELIGHTFUL DINING ROOM

16' 7 into bay' x 12' 0 max" (5.05m x 3.66m) Ceiling rose, coved cornice, Upvc double glazed bay window to front, radiators, gas living flame fire with marble surround and hearth, dado rail and serving hatch to the kitchen.



EXTENDED LIVING ROOM

24' 2" x 12' 3" (7.37m x 3.73m) Spacious and light room with three frosted leaded light windows to the side, Upvc double glazed window to patio and Upvc sliding patio door to the garden, two radiators, original marble fireplace and gas living flame fire, coved cornice, ceiling roses and picture rail.

KITCHEN/BREAKFAST ROOM 18' 0" x 12' 0" (5.49m x 3.66m) Tiled floor, radiator, frosted leaded light window to side with secondary glazing, an extensive range of oak fronted base, wall and drawer units, roll top worksurfaces and tiled splashbacks, double bowl sink and mixer tap, Upvc double glazed window overlooking the delightful rear garden, integrated fridge, freezer, dishwasher and part glazed door to the utility/ store room.

UTILITY / STORE ROOM

15' 2" x 13' 9" (4.62m x 4.19m) Fitted base and wall units, butcher block worksurfaces, plumbing and space for washing machine and tumble dryer, part glazed fire door to garage, door to front entrance, leaded light window and door to rear garden, door to wc.

DOWNSTAIRS WC

Wc and frosted window to rear.

GALLERY LANDING

Approached via the stairs from the hallway, picture rail, leaded light window to front and side, two radiators, space for reading/ study area, loft hatch with pull down ladder to part boarded loft space and door off to;

BEDROOM ONE

16' 5 into bay' x 11' 10" (5m x 3.61m) Attractive Upvc double glazed bay window to front, radiator, fitted wardrobes with ample hanging rails and shelving.

BEDROOM TWO

16' 0 into bay' x 11' 10" (4.88m x 3.61m) Upvc double glazed bay window with a delightful view over the rear garden, radiator and coving to ceiling.

BEDROOM THREE

12' 1" x 11' 0" (3.68m x 3.35m) Upvc double glazed window to rear and two to the side, radiator and coving to ceiling.

REFITTED SHOWER ROOM

8' 2" x 7' 4" (2.49m x 2.24m) Refitted white suite with bidet, wc, pedestal wash basin, walkin shower and thermostatic shower, radiator, frosted Upvc double glazed window to side, inset ceiling downlights, underfloor heating and shaver point.

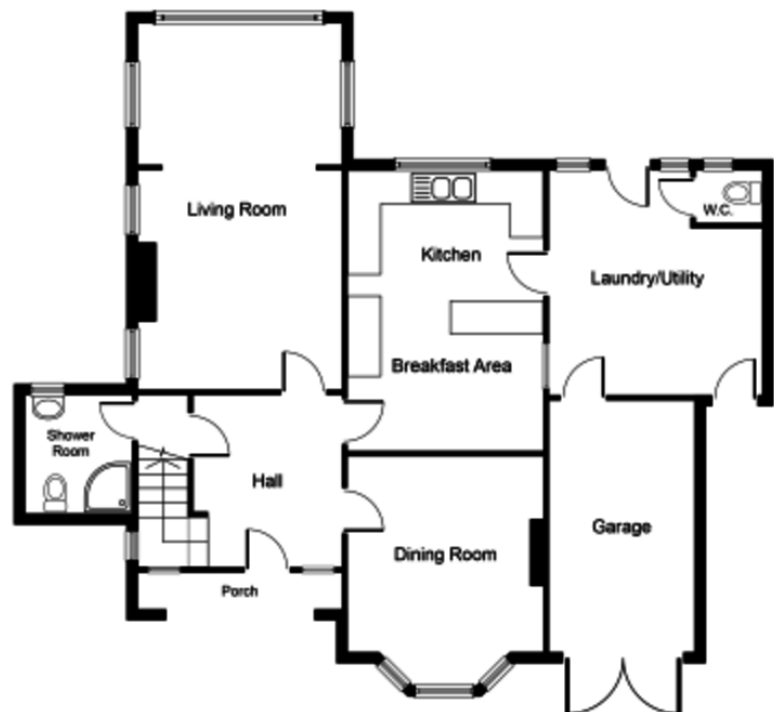
GARAGE

15' 0" x 9' 5" (4.57m x 2.87m) Double garage door to driveway, light and power points, wall mounted Worcester bosch boiler, gas and electric meters and door to the utility room.

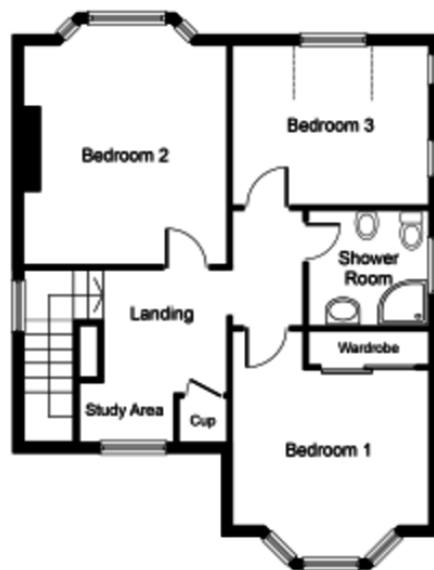
DELIGHTFUL REAR GARDEN

Enjoying a private, westerly facing aspect, shaped lawns with well stocked flower and shrubbery borders, paved patio area, garden shed, and external power point, fenced and hedged boundaries. There is fantastic scope for extension to side and rear subject to planning permission.





Ground Floor



First 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 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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