



smarthomes

Russell Patterson



- Traditional Four Bedroom Detached
- Tudor Grange Catchment
- Lounge & Separate Dining Room
- Breakfast Kitchen

Beaminster Road, Solihull, West Midlands, B91 1NA

A delightful traditional detached family home in a very sought after location within walking distance to Solihull Town Centre and Train Station and within Tudor Grange catchment. The accommodation briefly comprises four bedrooms, shower room, lounge, separate dining room, breakfast kitchen, utility, delightful rear garden, off-road parking and garage. EPC Rating - 57



Property Description

The property is situated in a very sought-after location within walking distance to Solihull Town Centre which offers an excellent choice of shopping facilities including Touchwood & John Lewis Department Store. At the end of Dorchester Road there is access to Solihull Train Station from where the commuter services operate to the City Centre of Birmingham and London Marylebone. The property currently falls within Tudor Grange School catchment and there are further local shops situated off Prospect Lane near the Sharmans Cross Pub.

The property stands back from the road behind a tarmac driveway with ample parking space and lawned fore-garden. Access is gained via Mahogany effect UPVC double glazed doors leading through to





Enclosed Porch

With tiled floor and part-glazed door with side windows leading through to

Entrance Hall

With stairs off to the first floor, laminate flooring, central heating radiator and under-stairs cloaks cupboard with hanging pegs and shelving.



Lounge

16' 0" x 10' 9" (4.88m x 3.28m) Having coving to the ceiling, two central heating radiators, double glazed sliding patio door to the rear garden, gas living flame fire with marble hearth and mantel and part glazed doors leading through to

Dining Room

15' 2" x 10' 9" (4.62m x 3.28m) Having a UPVC double glazed window to the front, three central heating radiators, coving to the ceiling and part-glazed door through to the hall.



Breakfast Kitchen

14' 6" x 12' 7" (4.42m x 3.84m) Having a range of matching base, wall and drawer units with roll-top work surfaces over and tiled splash-backs, double sink with mixer tap, plumbing for a dishwasher, gas cooker point with stainless steel splash-back and extractor over, Range style cooker, wall mounted Vaillant combination boiler, two UPVC double glazed windows overlooking the rear garden, part-glazed door to the covered side passage and door through to

Walk-In Pantry

With fitted shelving, tiled floor, obscured UPVC double glazed window to side and light.

Covered Side Entry

Having a frosted glazed roof and part-glazed doors to front and rear garden, door through to the garage and doors through to

Utility Area

With sink, roll-top work surface, WC, plumbing for a washing machine and wall mounted cupboards.

First Floor Landing

Having a radiator, loft hatch, shower enclosure with wall mounted shower, tiled splash backs and UPVC double glazed window to the side.

Bedroom One

16' 0" x 10' 9" (4.88m x 3.28m) Having a UPVC double glazed window to the rear, vanity unit with wash hand basin, central heating radiator and wardrobes.

Bedroom Two

15' 2" x 10' 9" (4.62m x 3.28m) Having a UPVC double glazed window to the front, central heating radiator, vanity unit with wash hand basin, wardrobes and drawers.

Bedroom Three

14' 6" x 11' 8" (Max) / 5' 9" (Min) 4.42m x 3.56m) Having fitted wardrobes and drawers.

Bedroom Four

10' 9" x 7' 8" (3.28m x 2.34m) Having a UPVC double glazed window to the rear, central heating radiator and fitted wardrobe.

Shower Room

7' 7" x 6' 5" (2.31m x 1.96m) Having a white vanity unit with wash hand basin and mixer tap, shower enclosure with thermostatic shower and side body jets and fitted seat, airing cupboard, UPVC double glazed window to the rear and radiator.

Separate Toilet

With WC and obscured UPVC double glazed window to side.

Garage

14' 8" x 7' 7" (4.47m x 2.31m) Having a courtesy door leading through to the covered side entry, remote control electric roller shutter door, light and power points, electric fuse board and gas meter.

Garden

The rear garden enjoys a delightful private south facing aspect with paved patio area, shaped lawn with flower and shrubbery borders, fenced boundary and garden shed. Double gated side passage, security lighting and cold water tap.

Tenure

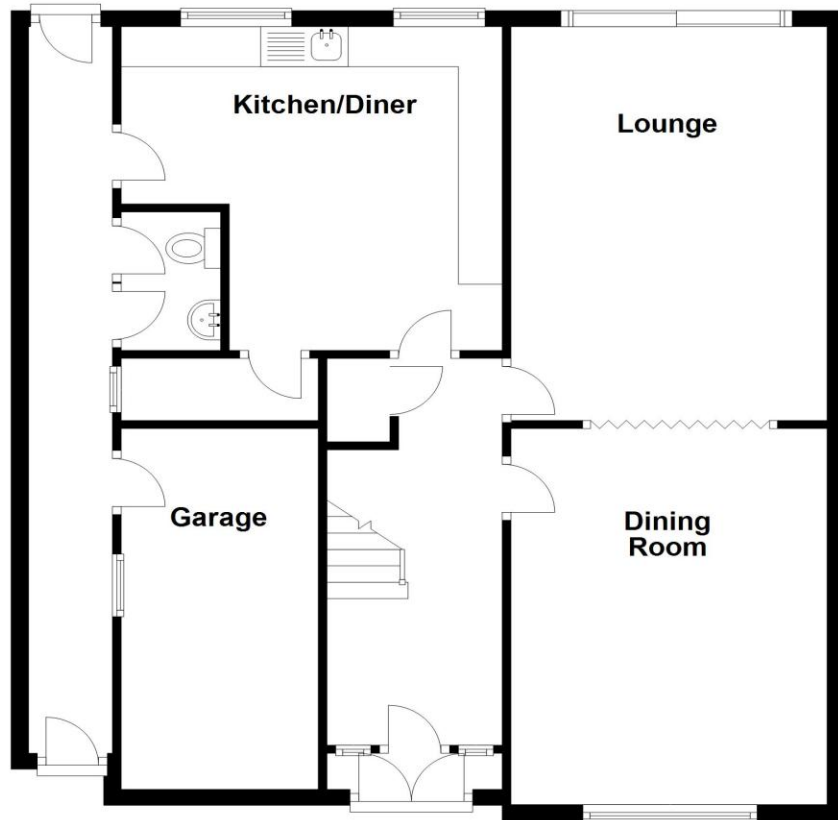
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendors solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		72
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

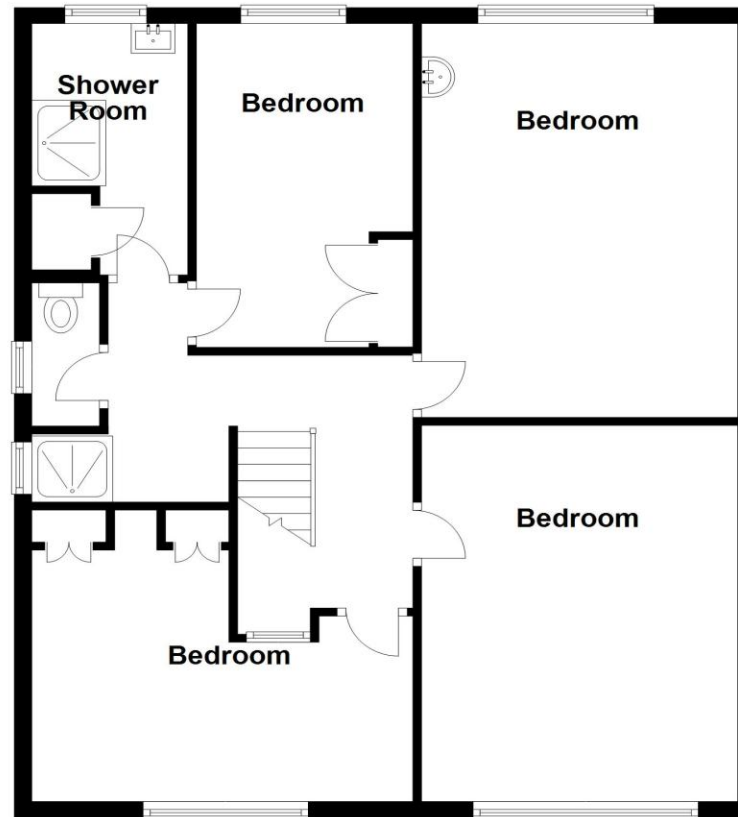
Ground Floor

Approx. 87.0 sq. metres (936.7 sq. feet)



First Floor

Approx. 78.3 sq. metres (842.6 sq. feet)



Total area: approx. 165.3 sq. metres (1779.3 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.