



21 HUNTLEY DRIVE, SOLIHULL, B91 3FL
FIXED PRICE £700,000





PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Stretton Design. This property offers good family accommodation, benefits from UPVC double glazing, gas central heating and has the added attraction of being within the Tudor Grange Academy catchment. This property has been immaculately maintained and briefly comprises of:- canopy porch, entrance hall, guest cloakroom, attractive lounge, dining room, fitted study, fitted kitchen, breakfast room, laundry/utility room, four bedrooms, ensuite shower room, refitted bathroom, double garage and landscaped gardens. In more detail the property affords:-

ACCOMMODATION ON THE GROUND FLOOR

Approached via the shaped lawned foregarden and paved footpath with tarmac driveway.

CANOPY PORCH

With front door giving access through to:-

ENTRANCE HALL

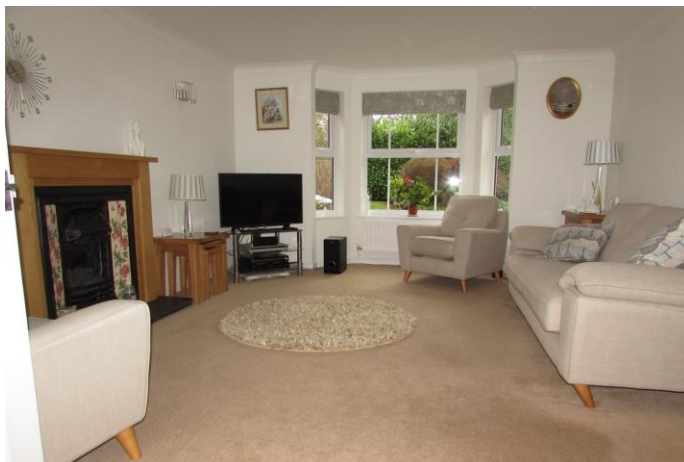
With spindled staircase to the first floor, central heating radiator with radiator cover, useful understair storage cupboard, power points, central heating thermostat, coved cornicing and leading to:-

GUEST CLOAKROOM

With low flush wc, vanity wash basin with mixer tap over and cupboard beneath, UPVC obscure glazed window, heated towel rail, coved cornicing and Amtico flooring.

ATTRACTIVE LOUNGE

18' 3" x 13' 1" (5.57m x 4.01m) (max) Having a feature Oak fireplace with cast iron and tiled inset, incorporating a living flame coal effect gas fire, coved cornicing, three wall light points, two double central heating radiators, UPVC double



glazed bay window, TV point, double opening doors leading into the dining room and power points.

DINING ROOM

13' 1" x 9' 0" (4.01m x 2.76m) Coved corning, UPVC double glazed windows with double opening French doors leading out to the rear garden, central heating radiator with radiator cover and power points.

FITTED KITCHEN

11' 4" x 11' 1" (3.46m x 3.40m) Having an extensive range of luxury fitted units, comprising of an inset one and a half bowl sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, fitted appliances including a four ring gas hob with extractor hood over, integrated dishwasher, double oven, microwave, larder fridge and freezer, Amtico flooring, UPVC double glazed window overlooking the rear garden, power points and open aspect leading through to:-

BREAKFAST ROOM

8' 4" x 7' 4" (2.55m x 2.25m) UPVC double glazed window overlooking the rear garden, central heating radiator, Amtico flooring running through from the kitchen, base units, recessed lighting and power points.

LAUNDRY/UTILITY ROOM

7' 5" x 6' 4" (2.27m x 1.95m) Having an inset stainless steel sink unit, cupboards, beneath, wall mounted Worcester gas central heating boiler concealed in a wall unit, UPVC double glazed window, plumbing for a washing machine, further space for a tumble dryer, UPVC double glazed door leading out to the side, hatch to the roof space which is fully boarded, double central heating radiator and access into the garage.

FITTED STUDY

10' 4" x 8' 6" (3.17m x 2.61m) This room has been



completely fitted out with office furniture, comprising of two work stations with drawers and cupboards to the side, wall cupboards, ample power points, central heating radiator, UPVC double glazed bay window with deep ornamental sill and coved corning.

FIRST FLOOR

Approached via the spindled staircase from the entrance hall.

GALLERY LANDING

With coved corning, hatch to the roof space, airing







cupboard and leading to:-

BEDROOM ONE (FRONT)

14' 0" x 12' 11" (4.29m x 3.96m) UPVC double glazed bay window, coved cornicing, two built in double wardrobes, central heating radiator, power points and door leading to:-

ENSUITE SHOWER ROOM

7' 3" x 4' 11" (2.23m x 1.52m) Having a separate shower cubicle with power shower, vanity wash basin, low flush wc, UPVC obscure glazed window, heated towel rail, electric shaver point and tiled floor.



BEDROOM TWO (REAR)

12' 5" x 9' 4" (3.79m x 2.86m) UPVC double glazed window, central heating radiator, built in wardrobe, coved cornicing and power points.

BEDROOM THREE (FRONT)

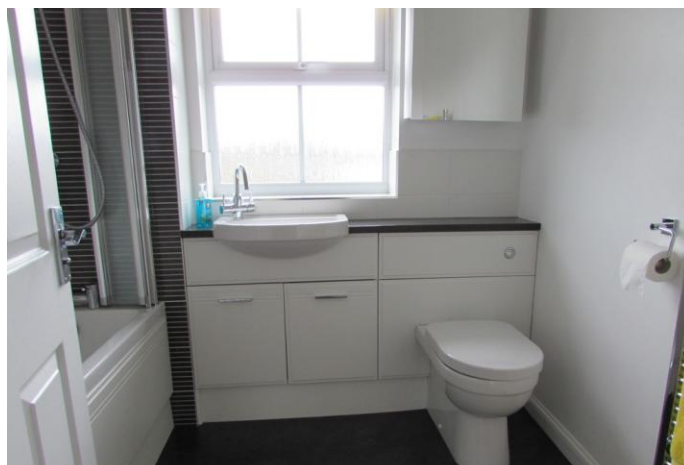
12' 7" x 8' 9" (3.85m x 2.69m) Built in double wardrobe, coved cornicing, UPVC double glazed bay window with central heating radiator beneath and power points.

BEDROOM FOUR (REAR)

11' 3" x 8' 9" (3.43m x 2.69m) Having a built in double wardrobe, coved cornicing, central heating radiator, UPVC double glazed window and power points.

MODERN REFITTED BATHROOM

Being part tiled comprising of a modern white suite, panelled bath with Grohe shower over, shower screen, vanity wash basin, low flush wc, UPVC obscure glazed window and heated towel rail.



OUTSIDE

DOUBLE GARAGE

17' 10" x 15' 7" (5.45m x 4.77m) Having a remote controlled

folding up and over door to the front, access into the laundry/utility room and power points.

REAR GARDEN

The property enjoys a landscaped rear garden, having a paved patio, shaped lawn, flower borders, shrubs, evergreens, tradesman entrance to the side, timber shed and hose tap.

TENURE

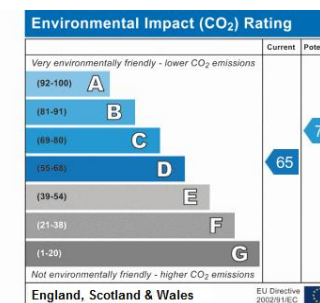
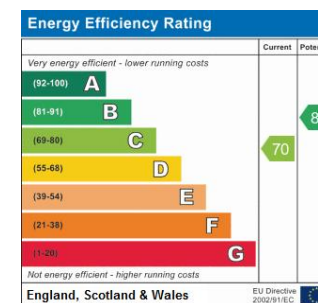
Freehold

VIEWING

Via Xact Homes on 0121 712 6222.

COUNCIL TAX

Council Tax Band G.





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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