



## Tanwood Close

Hillfield, Solihull, B91 3JX

- Extended Detached Family Home
- Four Bedrooms
- No Upward Chain
- En Suite Bathroom

**£449,950**

EPC Rating '62'







## Property Description

Shirley is home to a host of leisure and retail facilities. For shopping the new Park Gate development is packed with an array of popular major retail names and Shirley high street has a good variety of independently run outlets. Just minutes away you can enjoy the convenience of gymnasiums along with a choice of large super stores like Waitrose, Asda, Sainsburys, Morrisons and Tesco. Food lovers are spoilt for choice, within walking distance there is a diverse mix of cultural tastes to experience, from fine dining restaurants through to numerous cafés and bars. Local schools include Lighthall Secondary School, Tudor Grange Academy, Our Lady of the Wayside Catholic School, St James' School and Blossomfield Primary School to name but a few and commuters are particularly well served with regular bus and train links to these destinations.

The property is accessed via a tarmacadam driveway extending to a block paved hard standing and being edged with shrubby borders. There is a courtesy pathway providing access to the side and driveway extending to remainder of original garage.

### Enclosed Porch

With leaded effect windows and double glazed front door leading into





#### Entrance Hall

Having spindle balustrade staircase leading off to the first floor, decorative dado rail, inset downlighters, infrared wall mounted alarm sensor, oak effect floor covering and colonial panel door with brass style furnishings leading off to

#### Guest WC

With close coupled WC, wall mounted wash hand basin with mixer tap, double glazed window to the front and complementary tiling to half height set under decorative tiled border.

#### Double Aspect Lounge

15' 10" x 11' 4" (4.83m x 3.45m) With UPVC double glazed leaded bay window to the front providing secluded views, double wall mounted radiator, leaded double glazed window to the side, feature fire surround with living flame stone effect electric fire, ceiling light point, wall mounted Infrared alarm sensor and wall mounted thermostat control.

#### Open Plan Breakfast Kitchen/Family Room

27' 3" x 12' 1" (8.31m x 3.68m)

#### Kitchen Area

Having a range of base units and matching wall units, butchers block timber worktop, four ring stainless steel gas hob set under combination light and extractor, sink drainer unit with mixer tap and double glazed window overlooking southerly facing rear garden, integrated dishwasher, 70/30 integrated fridge freezer, inset downlighters, courtesy door leading through to utility and double wall mounted radiator. Oak effect flooring extending to

#### Dining Area

With UPVC double glazed French doors leading out to the rear garden and extending further to

#### Family Room

With double wall mounted radiator, ceiling light point and double glazed patio doors leading off to

#### Conservatory

9' 7" x 8' 10" (2.92m x 2.69m) With UPVC double glazed windows to both sides and rear, polycarbonate roof, ceramic tiling to floor, wall mounted radiator and UPVC double glazed French doors leading out to rear garden.

#### Large Utility

11' 3" x 7' 8" (3.43m x 2.34m) With ceramic tiling to the floor, plumbing for an automatic washing machine, single stainless steel drainer sink unit with mixer tap, bespoke storage and courtesy door leading through to the remainder of the garage. Wall mounted radiator.

#### First Floor Landing

With access to insulated loft space, ceiling smoke alarm, inset downlighters, wall mounted Infrared alarm sensor and doors radiating off to

#### Bedroom One (Front)

15' 2" x 7' 8" (4.62m x 2.34m) With double aspect double glazed windows, wall mounted radiator, ceiling light point and oak effect floor covering.





#### En Suite Bathroom

A four piece suite comprising of pedestal wash hand basin, close coupled WC, wall mounted radiator, panelled bath and fully tiled shower cubicle with Bristan chrome effect shower.

#### Bedroom Two (Front)

12' 10" x 11' 3" (3.91m x 3.43m) Having leaded double glazed casement window to the front, wall mounted radiator and ceiling light point.

#### Bedroom Three

10' 6" x 9' 4" (3.2m x 2.84m) Having a double glazed casement window to the rear, wall mounted radiator and ceiling light point.

#### Bedroom Four (Rear)

8' 10" x 6' 1" (2.69m x 1.85m) With double glazed casement window to the rear, wall mounted radiator and ceiling light point.

#### Bathroom

8' 0" x 6' 10" (2.44m x 2.08m) Having stripped timber effect floor covering, wall mounted radiator, complementary tiling to water prone areas, panelled bath with shower over, pedestal wash hand basin, low level WC and a built-in airing cupboard housing slatted shelving.

#### Garden

A south facing rear garden with courtesy gate to side and well stocked shrub borders providing a private aspect.

#### 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 vendor

