



483 STREETS BROOK ROAD, SOLIHULL, B91 1LA

PURCHASE PRICE £695,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

Situated in a prime central Solihull location, a fantastic opportunity to purchase this superb Edwardian five bedroom semi detached which must be viewed internally to be appreciated. This property has been immaculately maintained and tastefully decorated throughout and has the added attractions of a large open plan kitchen/family room, three reception rooms, five bedrooms, two ensuite shower rooms, modern refitted family bathroom and large rear garden. In more detail the property comprises of:-

## ACCOMMODATION ON THE GROUND FLOOR

Approached via the wide tarmac driveway with ample parking for four cars and raised borders.

## ENCLOSED PORCH

With UPVC double glazed doors and windows and further door giving access through to:-

## IMPRESSIVE ENTRANCE HALL

With feature oak stripped floor, staircase to the first floor, useful understair storage cupboard, central heating radiator, feature beamed ceiling and leading to:-

## MODERN REFITTED GUEST CLOAKROOM

With low flush wc, vanity wash basin, double glazed windows, heated towel rail, tiled floor and recessed lighting.

## SITTING ROOM (FRONT)

22' 10" x 13' 5" (6.96m x 4.09m) Having a feature inglenook fireplace incorporating a wood burning stove, double glazed bay window with central heating radiator beneath, coved cornicing, fitted shelves, TV point, power points and double opening doors leading through to:-

## DINING ROOM

11' 11" x 10' 5" (3.65m x 3.19m) Coved cornicing, central



heating radiator, power points and further French door leading to:-

#### PLAY ROOM

29' 6" x 10' 9" (9.00m x 3.29m) Central heating radiator, double glazed windows with double opening doors leading out to the rear garden, ample power points and two wall light points.

#### OPEN PLAN KITCHEN/FAMILY ROOM

32' 9" x 9' 10" (10.00m x 3.00m)

##### FITTED KITCHEN

Having an extensive range of fitted units with a granite work surface, 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 an integrated dishwasher, fridge/freezer, Range Master cooker, breakfast bar, Karndean flooring, complementary wall tiles and open aspect leading to:-

##### FAMILY ROOM

With double glazed sliding patio doors leading out to the rear garden, two double central heating radiators, power points and further door leading to:-

#### SIDE PASSAGE/UTILITY AREA

29' 10" x 4' 11" (9.10m x 1.51m) Having access to the front and rear of the property, extensive range of fitted cupboards, inset stainless steel sink unit with side drainer, plumbing for a washing machine, further space for a tumble dryer, ample space for a fridge/freezer, power points and wall mounted Worcester gas central heating boiler.

#### FIRST FLOOR

Approached via the staircase from the entrance hall.

#### LANDING

With further staircase to the second floor, central heating



radiator and leading to:-

#### BEDROOM TWO (FRONT)

20' 6" x 11' 11" (6.25m x 3.65m) Double glazed bay window to the front, double central heating radiator, power points, picture rail and further door leading to:-

#### ENSUITE SHOWER ROOM

Having a separate shower cubicle with Triton electric shower, low flush wc, pedestal wash basin with tiled splashback and recessed lighting.







and power points.

**BEDROOM FOUR (REAR)**

11' 5" x 10' 0" (3.50m x 3.05m) Single glazed window, central heating radiator, dado rail and power points.

**BEDROOM FIVE (FRONT)**

10' 11" x 9' 11" (3.34m x 3.03m) Double glazed window to the front, central heating radiator, pedestal wash basin, built in storage cupboard and power points.

**LUXURY REFITTED FAMILY BATHROOM**

Being part tiled comprising of a panelled bath, vanity wash basin with drawers beneath, low flush wc, separate shower cubicle and UPVC obscure glazed windows to the side.

**SECOND FLOOR**

Approached via the staircase from the first floor.

**LANDING**

With enough space for a study area, having a double glazed Velux roof light and door leading to:-

**MASTER BEDROOM**

13' 0" x 10' 5" (3.98m x 3.20m) Built in double wardrobe, double glazed Velux roof lights to the front and the rear, useful storage space into the eaves, central heating radiator, further storage cupboard housing the pressurised water system, power points and leading to:-

**ENSUITE SHOWER ROOM**

Having a separate shower cubicle with power shower, pedestal wash basin, low flush wc, UPVC obscure glazed window and heated towel rail.



**OUTSIDE**

**REAR GARDEN**

The property enjoys a long established rear garden, having a paved patio, lawn, established shrubs, evergreens, mature trees and timber shed.

**TENURE**

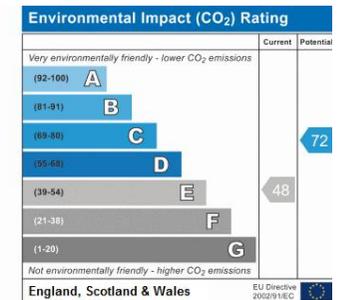
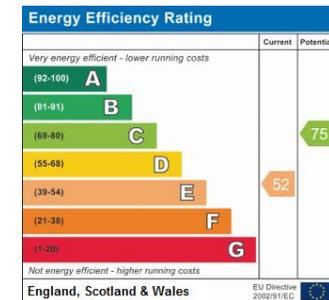
Freehold

**VIEWING**

Via Xact Homes on 0121 712 6222.

**COUNCIL TAX**

Council Tax Band F

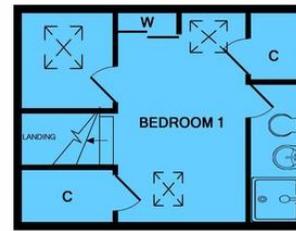




GROUND FLOOR



1ST FLOOR



2ND 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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