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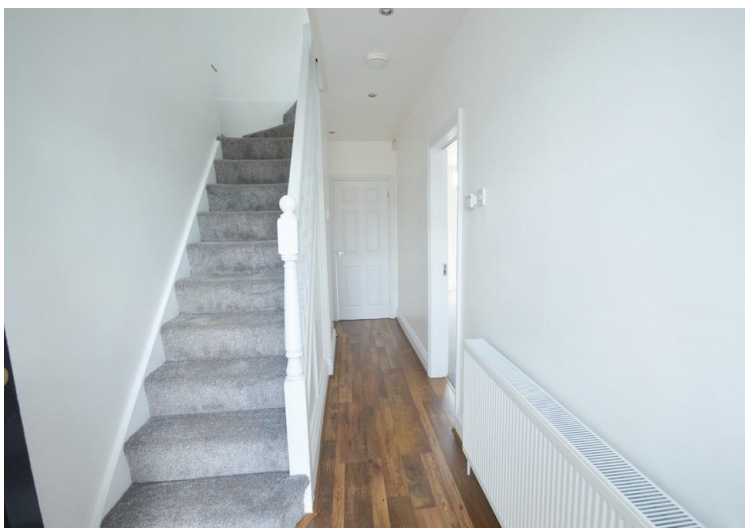
Jeremy Grove

Solihull, B92 8JH

- An Extended Semi Detached Property
- Four Bedrooms
- Spacious Living Accommodation
- No Upward Chain

£312,000

EPC Rating '67'





Property Description

DRAFT DETAILS

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing ample off-road parking and gardens extending to side with retaining hedgerows

Enclosed Porch

With obscure glazed windows to side of Georgian style door leading into



Entrance Hall

With stripped timber effect flooring, spindle balustrade staircase leading off to the first floor, wall mounted radiator, inset down-lighters and colonial panel door with chrome effect furnishings leading off to

Guest WC

With low level WC, ceramic tiling to the floor, pedestal wash hand basin and obscure double glazed window to the rear elevation.

Through Lounge/Diner

26' 8" x 9' 6" (8.13m x 2.9m) Having a wall mounted radiator, two ceiling light points, ceiling smoke alarm, UPVC double glazed French doors leading out to the rear garden and Adam style fire surround with living flame coal effect gas fire and polished stone surround.



Re-Fitted Kitchen/Breakfast Room

22' 9" x 13' 5" (6.93m x 4.09m) With polished marble effect floor covering, wall mounted radiator with thermostatic radiator valve, handle-less high gloss base units and matching wall units, free-standing BOSCH integrated dishwasher, automatic washing machine, tumble dryer, one and a half stainless steel sink and drainer unit with mixer tap, wall mounted BAXI central heating boiler, inset down-lighters, combination double glazed window and door leading out to rear garden and free-standing DE' LONGHI Range oven with five burners and centre burner set below combination light and extractor.



First Floor Landing

Having access to loft space, ceiling light point and split level staircase leading off to

Extended Master Bedroom

11' 8" x 13' 2" (3.56m x 4.01m) With double glazed casement window to the front elevation, wall mounted radiator, inset down-lighters, door leading off to dressing room/study and door leading off to en suite shower room.

Study/Dressing Room

4' 6" x 7' 2" (1.37m x 2.18m) With double glazed casement window to the rear elevation, wall mounted radiator and ceiling light point



Master En Suite

Having a tiled shower enclosure with glazed shower screen, close coupled WC, pedestal wash hand basin, inset down-lighters, obscure double glazed window to the rear, chrome effect heated towel rail and tiled effect flooring.

Bedroom Two (Front)

12' 8" x 9' 7" (3.86m x 2.92m) With UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point and ceiling smoke alarm.



Bedroom Three

10' 5" x 12' 9" (3.18m x 3.89m) Having a double glazed dog-leg bay window to the rear elevation, wall mounted radiator, ceiling smoke alarm and ceiling light point.

Bedroom Four

8' 7" x 5' 6" (2.62m x 1.68m) Having a double glazed casement window to the front, wall mounted radiator and ceiling light point.

Bathroom

Fitted with a white suite comprising panelled bath with chrome effect shower over and glazed shower screen, close coupled WC, pedestal wash hand basin, complementary tiling to water-prone areas and chrome effect heated towel rail.

Garden

An easterly facing rear garden with gravelled area, paved patio area, prefabricated store shed and courtesy gate leading to the front.

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.

