



60 FOWGAY DRIVE, SOLIHULL, B91 3PH

OFFERS AROUND £650,000

- **DECEPTIVELY SPACIOUS**
- **SCHOOLS NEARBY**
- **SEPERATE DINING ROOM**
- **DOWNSTAIRS SHOWER ROOM**
- **SOUTHERLY FACING GARDEN**
- **FOUR BEDROOMS**
- **WIDE LOUNGE**
- **KITCHEN OVERLOOKING GARDEN**
- **DOUBLE WIDTH GARAGE**
- **PLANNING FOR SINGLE STOREY EXTENSION**

Fowgay Drive is a pleasant circular cul de sac of detached houses and bungalows in a most sought after location close to major school campuses and is named after Fowgay Hall which was situated on the corner of Whitefields Road and Dingle Lane. Dingle Lane leads off Blossomfield Road which is one of the main arterial roads leading into the town centre of Solihull passing Solihull College and University Centre and Tudor Grange Park and leisure centre. Solihull Railway Station can be found just opposite providing mainline services into Birmingham City Centre or directly to London Marylebone.

Travelling in the opposite direction Blossomfield Road joins Marshall Lake Road passing Sears Retail Park where one will find Marks and Spencer, Next, B&Q and Currys PC World amongst others. Marshall Lake Road then leads on to the A34 Stratford Road which gives access to the city centre of Birmingham, via Shirley and Hall Green and in the opposite direction to junction 4 of the M42 motorway. At junction 6 is access to the National Exhibition Centre, Resorts World, Motorcycle Museum and Birmingham International Airport and Railway Station.

This well presented and deceptively spacious detached family home is in a highly sought after location. Close to many schools and colleges it enjoys a wide rear garden with southerly aspect. Situated in a quiet spot the property also boasts planning for a a single storey rear extension which was granted in January 2019 reference number PL/2018/03511/MINFHO. This compliments the existing dwelling which comprises welcoming hallway, wide lounge with adjoining dining room, kitchen, ground floor shower room and utility, four bedrooms and family bathroom. Similar neighbouring properties have incorporated an en-suite shower room to the main bedroom by utilizing an existing airing cupboard.

The property is set back from the road behind a double width tarmac driveway with brick set edging and a side fore garden leading to the accommodation.

Welcoming Hallway



Access is gained via a UPVC double glazed entrance door with obscure side window leading into the hallway where a staircase rises to the first floor. There is a central heating radiator and doors radiating off to the kitchen, guest cloakroom and shower room and door to:

Lounge 18'11" x 13'1" (5.76m x 3.98m)



A wide lounge enjoying a UPVC double glazed window to the front, an inset wall mounted gas fire with feature stones and two central heating radiators with double opening doors providing easy access into the dining room.

Dining Room 11'10" x 8'11" (3.61m x 2.72m)



Having views and direct access to the rear garden via double glazed sliding patio doors, a central heating radiator and door directly to the kitchen.

Kitchen
10'7" x 9'11" (3.23m x 3.02m)



Magnet designed kitchen enjoying a UPVC double glazed window with views over the garden and fitted with a range of high gloss wall, drawer and base units with work surfaces over and kick board remote controlled heater, sink unit with drainer and mixer tap, integrated oven with grill and five ring gas hob with stainless steel splashback and cooker hood, a wine cooler, UPVC double glazed door to the garden and door to the hallway.

Utility and Guest Toilet & Shower Room
5'6" x 11'7" (1.68m x 3.54m)



A versatile room having a cloaks area for coats and space and plumbing for a washing machine which then leads to a walk in shower cubicle with glass screen with rainfall shower head and separate attachment, circular hand wash basin on floating vanity shelf, low flush toilet, tiled floor, central heating radiator, obscure UPVC double glazed window to the rear and door leading to the garden.

Double Width Garage
17'5" x 14'11" (5.33m x 4.57m)

Automatic up and over door to the front and a wall mounted Valliant central heating boiler.

Landing

Having an obscure UPVC double glazed window to side, loft access with a pull down ladder and an airing cupboard. Doors radiate off to:

Main Bedroom
12'0" x 12'2" (3.66m x 3.71m)



Light and airy with a UPVC double glazed window to front and a central heating radiator.

Bedroom 2
11'10" x 11'0" (3.61m x 3.35m)



Having a UPVC double glazed window to rear and a central heating radiator.

Bedroom 3
10'2" x 8'0" (3.10m x 2.44m)



With a UPVC double glazed window to rear and a central heating radiator.

Bedroom 4
9'2" x 7'8" (2.79m x 2.34m)



Having a UPVC double glazed window to the front and a central heating radiator.

Family Bathroom



A bright room with a white suite comprising P shaped shower bath with shower attachment, a hand wash basin with mono mixer tap and a low flush toilet. Being mostly tiled with an obscure UPVC double glazed window to the side.

Rear Garden With Southerly Aspect

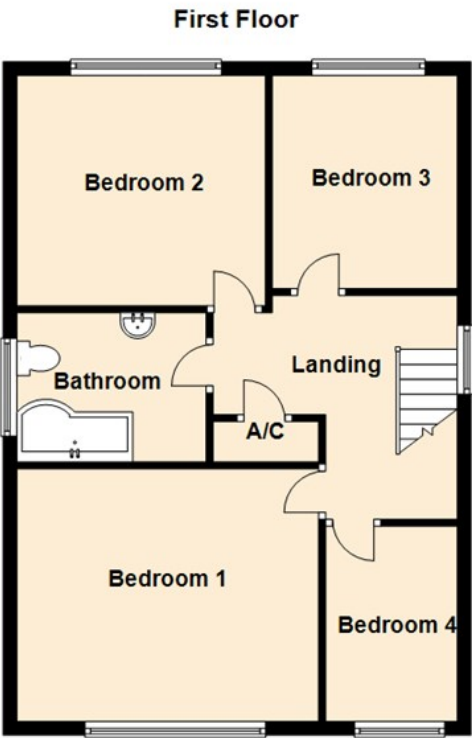
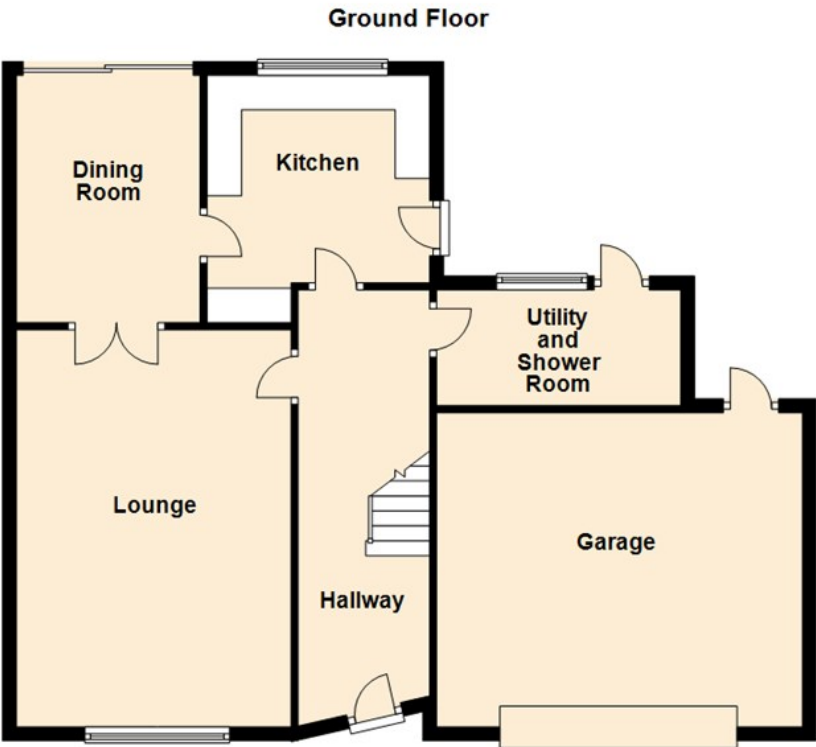


A wide rear garden with paved patio area and the remainder laid mainly to lawn. Easy to maintain with well presented borders of shrubs and flowers and a vegetable and fruit patch. The boundaries are neatly fenced with pedestrian access to either sides of the house and easy access to the garage.



Floor Plan

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



LOCATION

Leaving the town centre of Solihull via Blossomfield Road proceed past Tudor Grange Park And Alderbrook School then turn left at the traffic lights into Dingle Lane. Proceed straight ahead and take the third turning on the right into Fowgay Drive. Upon entering follow the road to the left where the property will be found on the right hand side.

VIEWING

By appointment only please with the Solihull office on 0121 711 1712

THE CONSUMER PROTECTION REGULATIONS: The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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