



GRANDBOROUGH DRIVE, SOLIHULL, B91 3TS
ASKING PRICE OF £755,000



»X Impressive Four Bedroom Detached

»X Tudor Grange Academy Catchment

»X Sought After Location

»X Immaculately Maintained & Decorated

»X Attractive Lounge

»X Sitting/Dining Room

»X Large L Shaped Breakfast Kitchen

»X Family Bathroom & Ensuite Shower Room

»X Double Garage

PROPERTY OVERVIEW

Situated in a prime location, an ideal opportunity to purchase this impressive four bedroom detached originally built by Bryant Homes to the Talisman Wide design. This property has been immaculately maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of a large modern fitted L shaped breakfast kitchen. Grandborough Drive stands within the Tudor Grange Academy catchment and the accommodation briefly comprises enclosed porch, entrance hall, guest cloakroom, living room, sitting/dining room, study, large L shaped breakfast kitchen, utility room, four good size bedrooms, ensuite shower room, family bathroom, double garage and landscaped garden.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX

Band G

TENURE

Freehold

SERVICES

Mains gas, electricity and water on a meter

BROADBAND

Virgin Media

LOFT SPACE

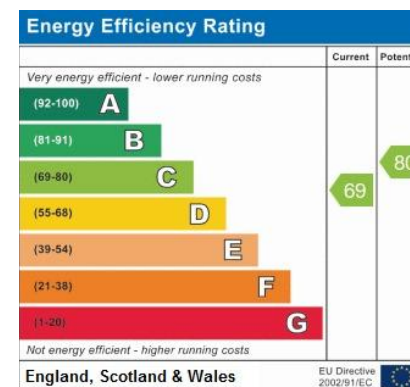
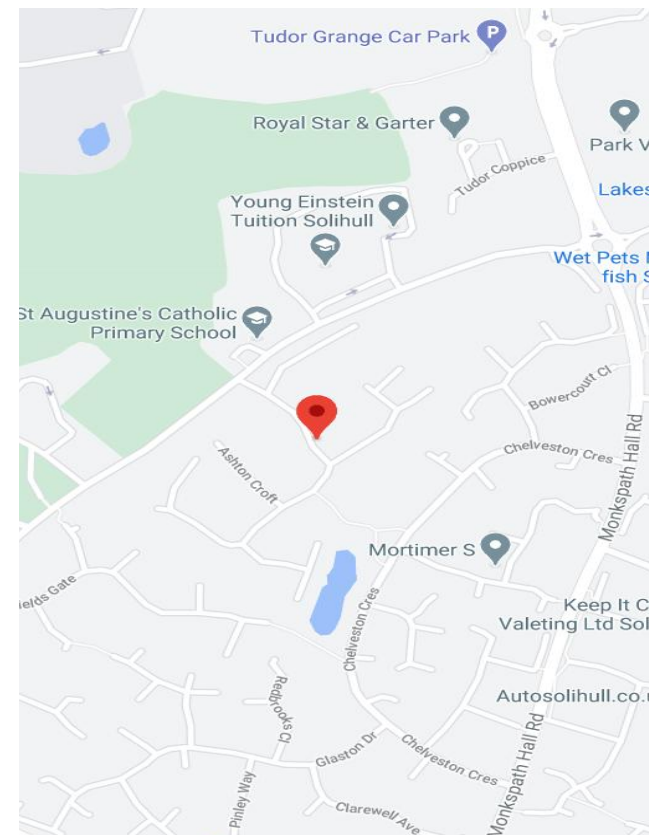
Partially boarded with lighting

GARDEN

North facing

ITEMS INCLUDED IN THE SALE

Cooker, extractor, all carpets and blinds, fitted wardrobes in all bedrooms



FIRST FLOOR

ENCLOSED PORCH

ENTRANCE HALL

11' 1" x 8' 7" (3.38m x 2.64m)

GUEST CLOAKROOM

3' 6" x 5' 6" (1.07m x 1.70m)

LOUNGE

19' 4" x 11' 8" (5.90m x 3.57m)

SITTING/DINING ROOM

14' 4" x 9' 9" (4.38m x 2.98m)

SUTDY

13' 5" x 7' 10" (4.11m x 2.40m)

BREAKFAST KITCHEN

19' 2" x 13' 7" (5.85m x 4.15m)

UTILITY ROOM

7' 10" x 5' 7" (2.41m x 1.71m)

BEDROOM ONE (FRONT)

18' 1" x 11' 7" (max) (5.53m x 3.54m)

ENSUITE SHOWER ROOM

7' 0" x 5' 4" (2.15m x 1.65m)

BEDROOM TWO (REAR)

14' 5" x 10' 10" (4.40m x 3.31m)

BEDROOM THREE (FRONT)

9' 11" x 8' 1" (3.03m x 2.48m)

BEDROOM FOUR (REAR)

10' 10" x 8' 1" (3.32m x 2.48m)

BATHROOM

7' 9" x 7' 3" (2.38m x 2.21m)

OUTSIDE THE PROPERTY

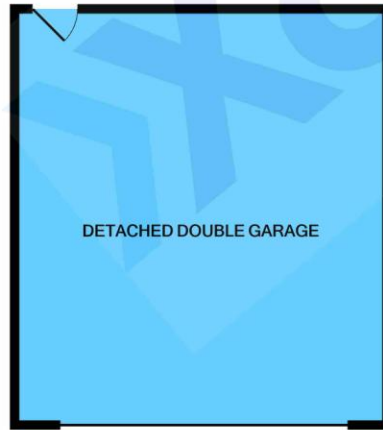
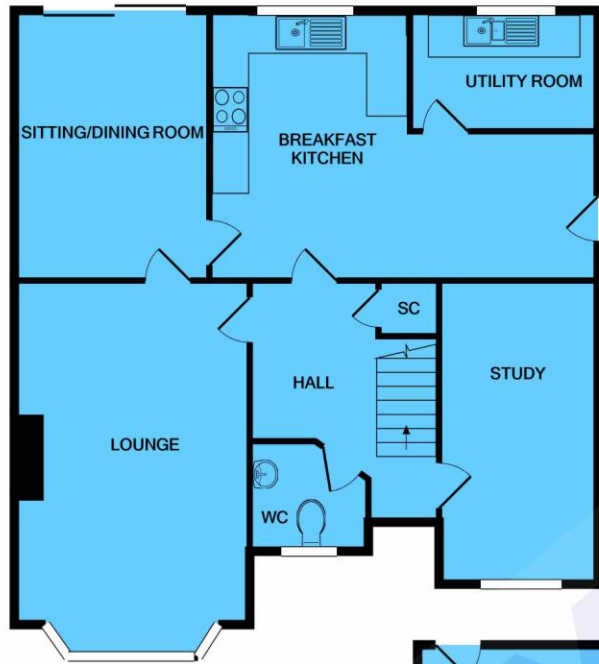
LANDSCAPED REAR GARDEN

DOUBLE GARAGE

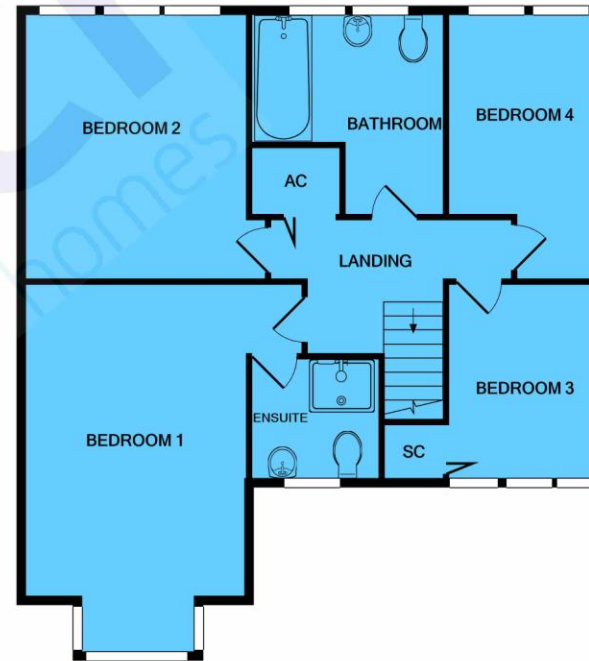
17' 8" x 15' 5" (5.41m x 4.70m)







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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