



GROSVENOR ROAD, SOLIHULL, B91 3PY  
ASKING PRICE OF £600,000



» Quiet Cul-De Sac Location

» Impressive Extended Traditional Detached

» Early & Internal Viewing Essential

» Five Minutes' Walk To Tudor Grange Academy Campus

» Large Through Lounge/Dining Room

» Extended Kitchen With Granite Work Surface

» Four Bedrooms

» Garage

» Private Rear Garden

## PROPERTY OVERVIEW

Situated in a quiet cul-de-sac location, a fantastic opportunity to purchase this traditional family detached offering good spacious accommodation. The property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of being ideally located within a five minutes' walk of Tudor Grange Academy campus. We recommend early viewing on this property, which briefly comprises of: enclosed porch, entrance hall, guest cloakroom, spacious lounge/dining room, extended kitchen/breakfast room, utility room, four good sized bedrooms, ensuite shower room, family bathroom, loft room, mature landscaped garden and garage.

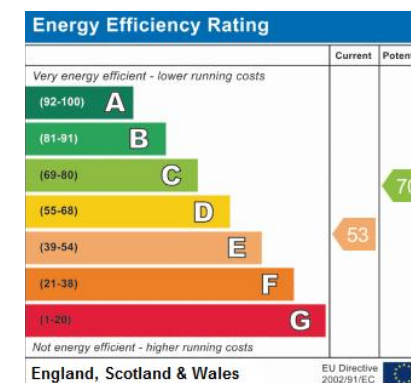
## PROPERTY LOCATION

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.

<b>COUNCIL TAX</b>	Band F
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and sewers
<b>BROADBAND</b>	BT
<b>LOFT SPACE</b>	Conversion
<b>GARDEN</b>	North facing

## ITEMS INCLUDED IN THE SALE

Two Siemens integrated ovens, Siemens integrated hob, Elica extractor, Bosch microwave, all carpets, fitted wardrobes in bedroom one and all light fittings



**ENCLOSED PORCH**

**ENTRANCE HALL**  
15' 11" x 7' 1" (4.86m x 2.17m)

**LOUNGE/DINING ROOM**

**LOUNGE AREA**  
16' 2" x 11' 9" (max) (4.94m x 3.60m)

**DINING AREA**  
12' 4" x 11' 9" (3.76m x 3.60m)

**KITCHEN/BREAKFAST ROOM**  
15' 8" x 8' 0" (max) (4.80m x 2.45m)

**UTILITY ROOM**  
9' 1" x 7' 1" (2.78m x 2.16m)

**WC**

**INTEGRAL GARAGE**  
15' 5" x 8' 2" (4.70m x 2.50m)

## **FIRST FLOOR**

**BEDROOM ONE (REAR)**  
16' 2" x 11' 9" (max) (4.94m x 3.60m)

**ENSUITE SHOWER**  
6' 0" x 6' 0" (1.84m x 1.84m)

**BEDROOM TWO (REAR)**  
15' 5" x 12' 2" (max) (4.70m x 3.71m)

**BEDROOM THREE (FRONT)**  
12' 0" x 11' 9" (into bay) (3.67m x 3.60m)

**BEDROOM FOUR (FRONT)**  
9' 5" x 7' 2" (2.89m x 2.19m)

**FAMILY BATHROOM**  
12' 2" x 5' 11" (max) (3.71m x 1.81m)

## **SECOND FLOOR**

**LOFT ROOM**  
21' 1" x 12' 1" (6.44m x 3.70m)

## **OUTSIDE THE PROPERTY**

**LARGE REAR GARDEN**



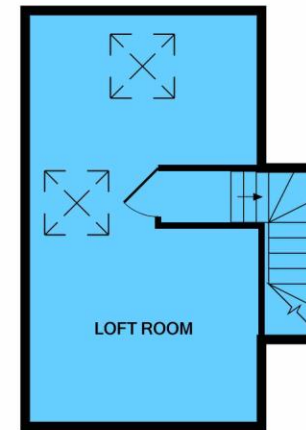




GROUND FLOOR



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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