



smarthomes

Dovecote Close

Solihull, West Midlands, B91 2EP

- A Beautifully Presented & Deceptively Spacious Detached Home
- Four Double Bedrooms
- Open Plan Lounge Dining Room With Family Area & Office
- Re-Fitted Kitchen, En-Suite Shower Room, Family Bathroom & Guest WC

£469,950

EPC Rating '66'





Property Description

Situated in a sought after and convenient location for many of the amenities in the Solihull area. Solihull train station is situated off Streetsbrook Road with commuter services to Birmingham and London Marylebone. Solihull Town Centre offers an excellent choice of shopping facilities including Touchwood and John Lewis Department Store. There is easy road access to the M42 motorway, NEC and Birmingham International Airport and Train Station

The property stands back from the road behind a full width block paved driveway with gravelled edges providing off road parking extending to attractive double glazed entrance door leading through to



Entrance Hall

With built-in cloaks cupboard, further storage cupboard and doors leading off to

Guest WC

With re-fitted white WC and wash hand basin

Re-Fitted Kitchen to Front

12' 9" x 11' 5" (3.89m x 3.48m) Being re-fitted with a range of wall, drawer and base units, work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor canopy over, inset electric oven, integrated dishwasher, washing machine and fridge freezer with additional space for stand-alone fridge freezer or breakfast bar, UPVC double glazed window to front, tiled flooring and radiator



Open Plan Living Room to Rear

27' 0" max x 20' 11" max (8.23m x 6.38m) With spot lights to ceiling, two sets of UPVC double glazed French doors leading out to the rear garden, radiator and dining area with double glazed windows and opening through to



Dual Aspect Family Area & Office/Reception Room Two

23' 9" x 8' 9" (7.24m x 2.67m) With UPVC double glazed windows to front and rear elevations, radiator and two ceiling light points

Accommodation on the First Floor

Landing

With double glazed window to rear overlooking the rear garden, door to storage cupboard and doors leading off to

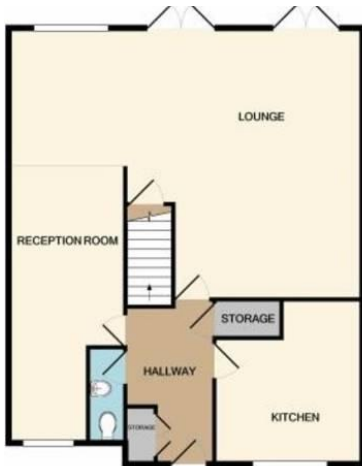
Bedroom One to Front

12' 7" x 11' 9" (3.84m x 3.58m) With UPVC double glazed window to front elevation, radiator and door leading into

Re-Fitted En-Suite Shower Room

Being re-fitted with a three piece white suite comprising shower enclosure, low flush WC and pedestal wash hand basin





Bedroom Two to Rear

11' 6" x 8' 10" (3.51m x 2.69m) With UPVC double glazed window to rear elevation and radiator

Bedroom Three to Front

10' 9" x 8' 10" (3.28m x 2.69m) With UPVC double glazed window to front elevation and radiator

Bedroom Four to Rear

10' 1" x 8' 7" (3.07m x 2.62m) With UPVC double glazed window to rear elevation and radiator

Re-Fitted Family Bathroom to Front

9' 3" x 5' 10" (2.82m x 1.78m) Being re-fitted with a three piece white suite comprising panelled bath with thermostatic shower over and glazed screen, low flush WC and pedestal wash hand basin, frosted UPVC double glazed window to front and radiator

Private Rear Garden

Enjoying a private aspect with composite decking area, paved patio areas, shaped lawn, fenced and hedged boundaries and gated side passage

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor.

