



PROSPECT LANE, SOLIHULL, B91 1HT
ASKING PRICE OF £925,000



- »X Impressive Five Bedroom Detached
- »X Corner Plot
- »X Immaculately Maintained & Decorated

- »X Spacious Family Accommodation
- »X Four Reception Rooms
- »X Luxury Fitted Breakfast Kitchen

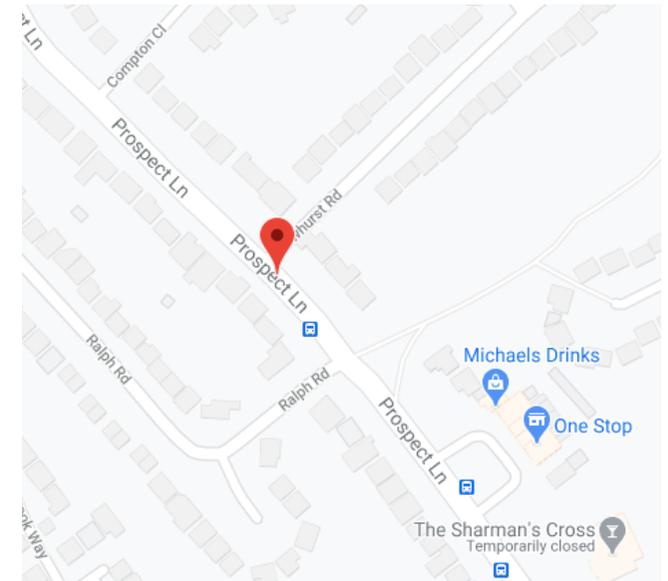
- »X Four Bathroom
- »X Double Garage
- »X Large South East Facing Garden

PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this most impressive five bedroom extended detached which must be viewed internally to be appreciated. This property offers good family accommodation and has been immaculately maintained and decorated throughout, benefits from gas central heating, double glazing and having the added attraction of a large south east facing rear garden. We recommend early viewing on this property which briefly comprises enclosed porch, impressive entrance hall, guest cloakroom, study, living room, dining room, sun room, luxury fitted breakfast kitchen, family room, laundry/utility, five bedrooms, dressing room, two ensuite, two shower rooms, large double garage and superb private landscaped south east facing rear garden.

PROPERTY LOCATION

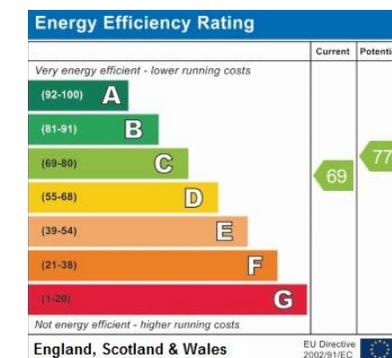
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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	BT
LOFT SPACE	Boarded
GARDEN	South easterly

ITEMS INCLUDED IN THE SALE

Rangemaster cooker, AEG extractor, Whirlpool dishwasher, all carpets and blinds, fitted wardrobes in master and loft conversion, some downlighters, garden shed, greenhouse and Hormann electric garage door.



ENCLOSED PORCH

ENTRANCE HALL

15' 11" x 4' 11" (4.86m x 1.50m)

GUEST WC

7' 0" x 5' 6" (2.15m x 1.69m)

STUDY

10' 0" x 9' 11" (3.06m x 3.03m)

LIVING ROOM

19' 5" x 11' 10" (5.93m x 3.62m)

DINING ROOM

14' 3" x 11' 9" (4.35m x 3.60m)

SUN ROOM

14' 0" x 13' 3" (4.28m x 4.04m)

BREAKFAST KITCHEN

17' 8" x 16' 0" (5.40m x 4.89m)

FAMILY ROOM

22' 9" x 9' 4" (6.94m x 2.86m)

LAUNDRY/UTILITY

11' 1" x 9' 4" (3.40m x 2.86m)

FIRST FLOOR

BEDROOM ONE

18' 2" x 16' 9" (5.56m x 5.13m)

DRESSING ROOM

18' 2" x 10' 0" (5.56m x 3.06m)

ENSUITE BATHROOM

9' 8" x 6' 3" (2.97m x 1.93m)

BEDROOM TWO (REAR)

12' 0" x 11' 5" (3.67m x 3.49m)

DRESSING / ENSUITE

8' 3" x 7' 1" (2.52m x 2.16m)

BEDROOM THREE (FRONT)

15' 5" x 9' 11" (4.70m x 3.03m)

BEDROOM FOUR (FRONT)

12' 11" x 11' 10" (3.95m x 3.63m)

FAMILY SHOWER ROOM

8' 5" x 7' 8" (2.57m x 2.35m)

SECOND FLOOR

BEDROOM FIVE (REAR)

18' 4" x 15' 5" (5.60m x 4.72m)

WET ROOM

7' 10" x 5' 8" (2.41m x 1.75m)

OUTSIDE THE PROPERTY

LARGE SOUTH EAST FACING GARDEN

DOUBLE GARAGE

25' 3" x 17' 1" (7.70m x 5.21m)



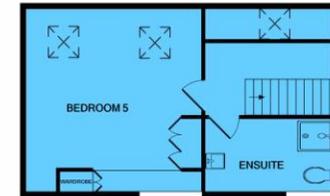




GROUND FLOOR



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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