



smarthomes
PORTFOLIO COLLECTION



Yewhurst Road
Solihull

**Truly stunning detached bungalow situated
in one of Solihull's most sought after roads**



Smart Homes Portfolio are delighted to offer to the market this truly stunning, substantially extended and completely refurbished detached dormer bungalow situated in one of Solihull's most sought after roads.

Situated on a wide corner plot and benefiting from no upward chain, the property offers ground floor accommodation comprising a welcoming open entrance hallway, three spacious reception rooms, a lovely re-fitted breakfast kitchen, utility room, guest W.C, two double bedrooms each with separate dressing room, home office and a modern shower room. On the first floor you will find three further double bedrooms, a modern en-suite shower room and lovely family bathroom. The accommodation is completed by a landscaped South facing rear garden, large garage, ample driveway parking and a CCTV security system

Property Frontage

The property is set back from the road behind a substantial block edged tarmac driveway providing ample off road parking with a laid lawn area to side, retaining laurel hedging to boundaries and a composite double glazed front door leading into

Enclosed Porch

With LED spotlights and a further composite door leading into

Welcoming Double Height Entrance Hallway

With a feature ceiling light point, LED spotlights, two radiators, oak and glass staircase leading to the first floor accommodation, stripped timber effect flooring and oak doors leading off to

Spacious Lounge to Front

4.98m x 3.63m (16'4" x 11'11")

With two double glazed windows to front elevation, radiator, wall and ceiling light points, media wall with inset feature electric fire and oak door to

Play Room to Front

4.52m x 3.18m (14'10" x 10'5")

With two double glazed windows to front elevation, two radiators, LED spot lights, second staircase rising to first floor accommodation and glazed oak door leading to kitchen

Dining Room to Rear

4.06m x 3.45m (13'4" x 11'4")

With ceiling spot lights, radiator, stripped timber effect flooring, double glazed bi-fold doors leading out to the rear garden and oak door to

Re-Fitted Breakfast Kitchen to Rear

7.72m x 3.51m (25'4" x 11'6")

Being fitted with a range of high gloss wall, drawer and base units with complementary work surfaces and matching upstands and a double bowl sink and drainer unit with mixer tap. Rangemaster gas oven with extractor canopy over, integrated dishwasher, tiling to splash prone areas and floor with under floor heating, spot lights to ceiling, two double glazed windows to rear and oak door to

Utility Room

3.56m x 2.41m (11'8" x 7'11")

Fitted with a range of high gloss wall and base units with a work surface over incorporating a sink and drainer unit with mixer tap. Space and plumbing for washing machine and tumble dryer, UPVC double glazed door and window to rear, tiling to splash back area and floor with under floor heating, central heating radiator, ceiling spot lights and oak doors to under stairs storage cupboard, garage and

Guest W.C

With low flush W.C, vanity wash hand basin, obscure double glazed window to rear, under floor heating and ceiling spot lights

Bedroom Two to Front

3.58m x 3.3m (11'9" x 10'10")

With double glazed window to front elevation, radiator, ceiling light point and oak door to



Dressing Room

3.61m x 3.05m (11'10" x 10'0")

With vaulted ceiling with Velux window, ceiling spot lights and a comprehensive range of fitted wardrobes with pelmet lighting

Bedroom Three to Rear

4.47m x 3.02m (14'8" x 9'11")

With double glazed window to rear elevation, radiator, ceiling light point and oak door to

Dressing Room

3.05m x 3.02m (10'0" x 9'11")

With vaulted ceiling with Velux window, ceiling spot lights and a comprehensive range of fitted furniture including wardrobes, dressing table and drawers

Home Office to Front

2.44m x 2.31m (8'0" x 7'7")

With double glazed window to front elevation, fitted work station, stripped effect flooring, radiator and ceiling light point

Family Shower Room to Rear

Being re-fitted with a three piece Duravit suite comprising of walk in shower with thermostatic rainfall shower and additional shower attachment, low flush W.C and vanity wash hand basin. Complementary tiling to walls and floor, obscure double glazed window to rear, radiator and spot lights to ceiling

First Floor Gallery Landing

3.28m x 2.95m (10'9" x 9'8")

With feature glass balustrade, Velux roof window to front, ceiling spot lights and oak door to





Dual Aspect Master Bedroom

6.78m x 3.99m max (22'3" x 13'1" max)

With a double glazed window to front, Velux roof windows to front and rear elevations, ceiling spot lights, radiator, eaves storage, air conditioning unit, extensive fitted furniture including wardrobes and drawers and oak door to

En-Suite Shower Room to Rear

Being fitted with a three piece Duravit suite comprising of walk in shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush W.C and wash hand basin. Complementary tiling to walls and floor, obscure double glazed window to rear, heated towel radiator and spot lights to ceiling

Dual Aspect Bedroom Four

7.09m x 4.78m max (23'3" x 15'8" max)

With three double glazed dormer windows to front and rear, air conditioning unit, radiator, ceiling spot lights, eaves storage and oak door to

Second Landing

With fitted wardrobes with sliding doors and oak doors leading to

Bedroom Five to Front

4.83m x 3.02m (15'10" x 9'11")

With double glazed dormer window to front elevation, air conditioning unit, radiator, eaves storage and ceiling spot lights

Modern Family Bathroom to Front

2.72m x 2.69m (8'11" x 8'10")

Being fitted with a three piece Duravit suite comprising a bathtub with thermostatic shower over and glazed screen, low flush W.C and vanity wash hand basin. Illuminated vanity mirror, tiling to water prone areas, tiled flooring, obscure double glazed window to front, ladder style radiator and spot lights to ceiling



Landscaped South Facing Rear Garden

Being mainly laid to lawn with a granite patio area, external power point, external lighting, cold water tap, gated side access and a variety of mature shrubs and bushes providing screening to boundaries

Large Side Garage

With an electric roller shutter door, double glazed window to side, cold water tap and oak door returning to utility

Tenure

We are advised by the vendor that the property is freehold. We would advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band – F





Floorplans

General Information

Agents Note

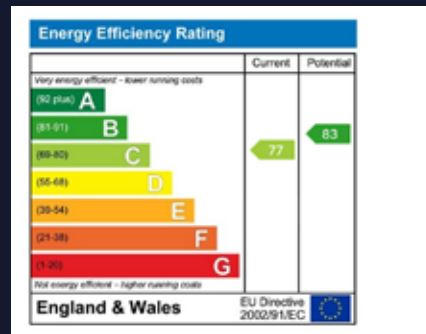
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, smarthomes Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.



Energy Efficiency Rating



Contact Us

316 Stratford Road
Shirley
Solihull
B90 3DN

Tel: 0121 824 5133

portfolio@smart-homes.co.uk

www.portfolio-collection.smart-homes.co.uk