



smarthomes



- A Substantially Extended Semi-Detached Family Home
- Three Double Bedrooms
- Two Spacious Reception Rooms
- En-Suite Shower Room

Dove House Lane, Solihull, West Midlands, B91 2EW

A substantially extended semi-detached family home enjoying an elevated position and offering accommodation comprising two spacious reception rooms, fitted kitchen, guest W.C, three double bedrooms, en-suite shower room, family bathroom, delightful Southerly facing rear garden, integral garage and driveway parking

£460,000

EPC Rating - D

Current Council Tax Band - D



Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing off road parking with a raised planted shrub area, hedging to side boundaries and a UPVC double glazed door leading into





Enclosed Porch

With a UPVC double glazed window to property frontage, quarry tiled flooring and an original coloured glass window to side of a composite door leading to

Entrance Hallway

With ceiling light point, radiator, stairs leading to the first floor accommodation with useful under-stairs storage cupboard and doors leading off to



Reception Room One

15' 5" x 11' 7" (4.7m x 3.53m) With double glazed bay window to front elevation, wall mounted radiator, wall and ceiling light points, wooden flooring and a character fireplace with wooden surround, cast iron inset and feature tiling



Enlarged Reception Room Two to Rear

20' 10" x 14' 5" max (6.35m x 4.39m max) With two sets of double glazed sliding patio doors leading to rear garden, wall mounted vertical and horizontal radiators, wall and ceiling light points, character fireplace with wooden surround, tiled backplate and granite hearth and a door to

Fitted Kitchen to Rear

14' 3" x 7' 9" (4.34m x 2.36m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit with mixer tap over. Space for Range style cooker with extractor hood over, space and plumbing for washing machine and dishwasher and integrated under counter fridge. Wall mounted gas central heating boiler, tiling to splash back areas and floor, radiator, ceiling light point, double glazed door to rear garden, double glazed windows to front and rear aspects and composite door to garage

Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Tiling to splash back areas, stripped timber effect flooring and ceiling light point

Landing

With ceiling light point, obscure double glazed window to side, access to boarded loft space via a drop down ladder with shelving and lighting and doors leading off to

Bedroom One to Front

14' 11" x 7' 10" (4.55m x 2.39m) With two double glazed windows to front elevation, radiator, two ceiling light points and door to

En-Suite Shower Room to Rear

Being fitted with a suite comprising of a fully tiled shower enclosure and a vanity wash hand basin. Radiator, tiling to splash prone areas, ceiling light point and an obscure double glazed window to the rear elevation

Bedroom Two to Front

15' 8" x 11' 4" (4.78m x 3.45m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Three to Rear

15' 4" x 11' 6" (4.67m x 3.51m) With double glazed bay window to rear elevation, radiator and ceiling light point

Family Bathroom

Being fitted with a modern white suite comprising of a panelled bath with shower and glass shower screen, vanity wash hand basin with quartz shelving and a low flush W.C. Bespoke storage, heated towel rail, tiling to splash prone areas and floor, ceiling light point and obscure double glazed windows to the side and rear elevations

Southerly Facing Rear Garden

Being mainly laid to lawn with paved patio, hedging and panelled fencing to boundaries, ornamental water feature with waterfall, brick built BBQ area, two timber built sheds and well stocked shrub borders

Integral Garage

15' 7" x 7' 8" (4.75m x 2.34m) With side hung wooden doors for vehicular access, cold water tap, ceiling light point and courtesy composite door to kitchen

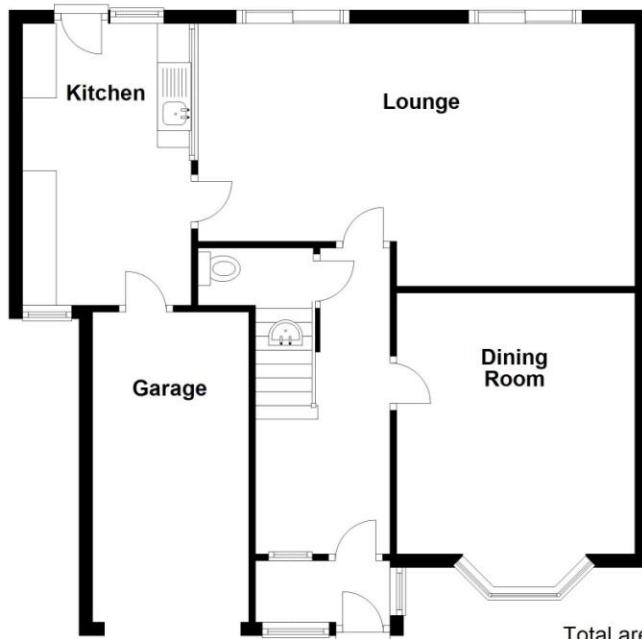
Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - D



Ground Floor

Approx. 72.0 sq. metres (775.0 sq. feet)



First Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



Total area: approx. 123.5 sq. metres (1329.7 sq. feet)



316 Stratford Road, Shirley,
Solihull, West Midlands, B90
3DN

www.smart-homes.co.uk
0121 744 4144
shirley@smart-homes.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.