



smarthomes



- An Extended Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms & Breakfast Room
- Family Bathroom & Separate Shower Room

Dorchester Road, Solihull, West Midlands, B91 1LJ

Offers Over £635,000

An extended detached family home in a sought after location currently within Tudor Grange Academy catchment. The property benefits from no upward chain, the potential to extend further subject to planning permission, four double bedrooms, breakfast kitchen, two reception rooms, family bathroom, separate shower room, guest WC, garage, good size rear garden and generous off road parking. EPC Rating – 67. Council Tax Band - E



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 edged tarmac driveway providing generous off road parking extending to mature Magnolia tree, gated side access, garage and canopy porch with lighting and UPVC obscure double glazed door leading into



Welcoming Entrance Hallway

With herringbone oak effect flooring, ceiling light point, radiator, bespoke built-in cloaks cupboard, stairs leading to the first floor accommodation and doors leading off to



Guest WC

With low flush WC, pedestal wash hand basin with tiled splashback, radiator, ceiling light point and oak effect flooring

Reception Room One to Front

16' 0" into bay x 11' 1" (4.88m x 3.38m)

With double glazed bay window to front elevation, radiator, wall lighting, ceiling light point, feature recessed fireplace with decorative surround and coving to ceiling



Reception Room Two to Rear

15' 7" x 11' 4" (4.75m x 3.45m) With double glazed bay window incorporating French doors leading out to the rear garden, radiator and ceiling light point

Breakfast Kitchen to Rear

14' 9" min x 14' 10" (4.5m x 4.52m) Being fitted with a range of wall, drawer and base units with complementary work surfaces, sink and drainer unit with mixer tap, tiling to splashback areas, four ring gas hob with extractor over, inset eye-level Zanussi double oven and grill, space and plumbing for washing machine, integrated Neff dishwasher, space for fridge freezer, tiled flooring, radiator, spot lights to ceiling, double glazed window to rear, obscure double glazed window and door to side and door to garage

Accommodation on the First Floor

Landing

With ceiling light point, access to boarded loft space and doors leading off to

Bedroom One to Front

16' 7" x 11' 10" (5.05m x 3.61m) With double glazed bay window to front elevation, radiator and ceiling light point

Bedroom Two to Rear

15' 8" into bay x 11' 6" (4.78m x 3.51m) With double glazed window to rear elevation, radiator and ceiling light point

Bedroom Three to Front

14' 7" x 13' 5" max (4.44m x 4.09m) With double glazed window to front elevation, radiator and ceiling light point

Bedroom Four to Rear

12' 3" x 8' 3" (3.73m x 2.51m) With double glazed window to rear elevation, radiator and ceiling light point

Family Bathroom to Rear

Being fitted with a three piece suite comprising; panelled bath with shower attachment over, low flush WC and pedestal wash hand basin, obscure double glazed window to rear, tiling to water prone areas, wall mounted vanity unit, radiator and spot lights to ceiling

Shower Room

Being fitted with a three piece white suite comprising shower enclosure, low flush WC and pedestal wash hand basin, obscure double glazed window, tiling to walls and floor, radiator and ceiling light points

Good Size Rear Garden

Being mainly laid to lawn with paved patio, well stocked shrub borders, further patio area, vegetable patch, timber potting shed and courtesy access to side

Garage

16' 3" x 7' 9" (4.95m x 2.36m) With double garage doors to driveway, wall mounted Worcester boiler and frosted window to side

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 – E.



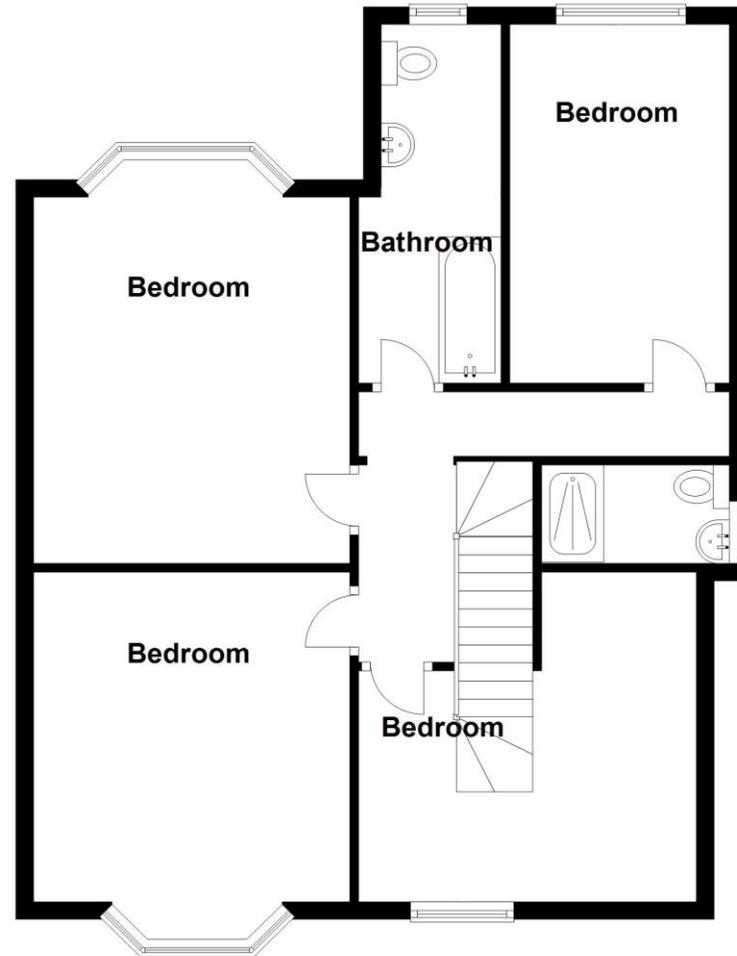
Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)



First Floor

Approx. 70.4 sq. metres (757.5 sq. feet)



Total area: approx. 143.8 sq. metres (1548.2 sq. feet)

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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.