



smarthomes



- A Beautifully Presented & Recently Constructed Detached Family Home
- Four Good Size Bedrooms
- Three Luxury Bath/Shower Rooms
- Superb Open Plan Lounge/Kitchen/Diner

Tilehouse Green Lane, Knowle, Solihull, B93 9EJ

£700,000

Smart Homes are delighted to offer this beautifully presented and recently constructed detached family home situated in a most secluded location of just two properties behind secure automated gates. Offering spacious accommodation comprising a formal lounge, superb open plan family kitchen/diner, utility room, guest W.C, four good size bedrooms across two floors, luxury en-suite shower room, luxury family bathroom, luxury family shower room, driveway parking and a secluded West facing rear garden with a purpose built garden room
EPC Rating – B. Council Tax Band - G



Property Description

The property is set back from the road behind secure automated gates leading to just two properties. A block paved driveway provides off road parking for two vehicles and a feature composite front door leads into

Welcoming Entrance Hallway

With ceiling spot lights, tiled flooring with under floor heating, glass and Oak staircase leading to the first floor accommodation, under stairs storage cupboard and Oak doors leading off to

Formal Lounge to Front

14' 11" x 9' 10" (4.55m x 3m) With a UPVC double glazed window to front elevation, under floor heating and ceiling light point



Guest W.C

Being fitted with a modern white suite comprising a low flush W.C and vanity wash hand basin. Obscure UPVC double glazed window to side, Porcelanosa tiling to half height and floor with under floor heating and ceiling spot lights



Superb Open Plan Family Kitchen/Diner

21' max x 16' 11" max (6.4m max x 5.16m max) Being fitted with a modern range of wall, base and drawer units with a Corian work surface over incorporating an inset sink and drainer unit with mixer tap over. There are a range of integrated Siemens appliances including a 4 ring induction hob with extractor hood over, eye level oven, microwave over, dishwasher and fridge/freezer. Tiling to floor with under floor heating, ceiling light points and spot lights and a feature vaulted ceiling with double glazed apex window. UPVC double glazed window to the rear aspect, double glazed bi-fold doors leading to the rear garden and Oak door leading to

Utility Room

7' 4" x 5' (2.24m x 1.52m) Fitted with a modern range of base units with a work surface over incorporating a sink and mixer tap. Integrated washing machine, obscure UPVC double glazed door to side and ceiling spot lights

First Floor Landing

With ceiling spot lights, an obscure UPVC double glazed window to side, radiator, glass and Oak staircase leading to the second floor accommodation and Oak doors leading off to

Bedroom One to Rear

12' 6" x 11' 10" (3.81m x 3.61m) With a UPVC double glazed window to rear elevation, radiator, ceiling light point, fitted wardrobes and Oak door to

Luxury En-Suite Shower Room

Being fitted with a luxury white suite comprising of a large shower enclosure, vanity wash hand basin with Hansgrohe taps and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor with under floor heating and ceiling light point

Bedroom Two to Front

12' 8" x 9' 10" (3.86m x 3m) With a UPVC double glazed window to front elevation, radiator, ceiling light point, fitted wardrobe and a built in work station with drawers

Bedroom Three to Front

12' 5" x 6' 2" (3.78m x 1.88m) With a UPVC double glazed window to front elevation, radiator, ceiling light point and a range of fitted wardrobes with sliding doors

Luxury Family Bathroom to Side

Being fitted with a luxury white suite comprising of a bathtub with centralised Hansgrohe taps, large shower enclosure, vanity wash hand basin with Hansgrohe taps and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor with under floor heating, ceiling spot lights and an obscure UPVC double glazed window to side

Second Floor Landing

With Oak double doors giving access to an airing cupboard, ceiling spot lights and an Oak door leading to

Bedroom Four to Rear

11' 1" x 11' 1" (3.38m x 3.38m) With a UPVC double glazed dormer window to rear elevation, radiator, ceiling light point and spot lights and a range of fitted wardrobes, over bed storage with concealed lighting and bedside cabinets

Luxury Shower Room

Being fitted with a luxury white suite comprising of a large shower enclosure, twin vanity wash hand basins with Hansgrohe taps and a low flush W.C. Vanity mirror, chrome heated towel rail, tiling to splash prone areas and floor with under floor heating and ceiling spot lights

Secluded West Facing Rear Garden

With an artificial laid lawn, Indian stone patio area, panelled fencing to boundaries, gated side access and access to

Purpose Built Garden Room

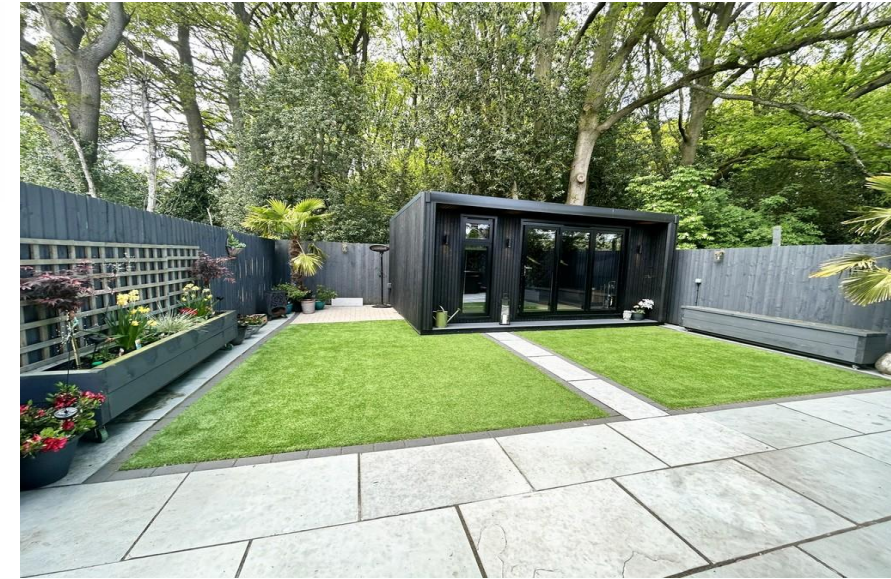
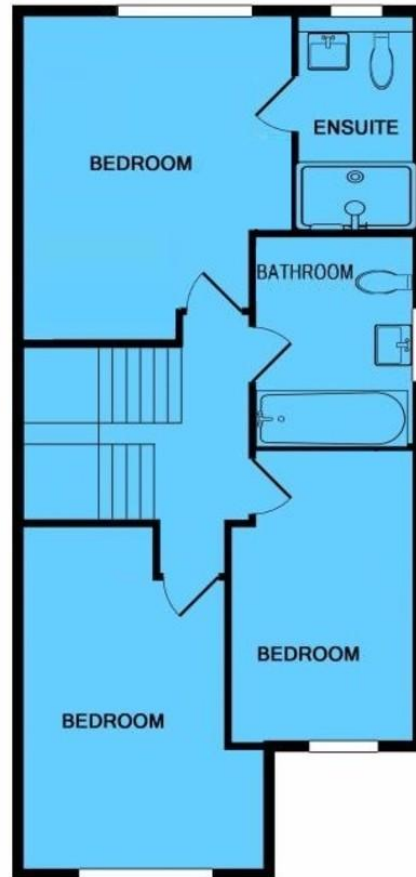
With bi-fold double glazed doors, wall mounted air conditioning unit, wall lighting and LVT flooring

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We are further advised that there is an annual charge of £33 which covers the automated gates and shared driveway. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by vendor. Current council tax band - G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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

www.smart-homes.co.uk
0121 824 5133
portfolio@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 are 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.