



smarthomes



- A Well Presented & Extended Detached Family Home
- Four Good Size Bedrooms
- Two Reception Rooms
- Re-Fitted Family Bathroom

Links Drive, Solihull, B91 2DJ

Offers Over £650,000

A well presented and extended detached family home situated in a most sought after location backing onto Olton golf course. Offering accommodation comprising a welcoming entrance hallway, spacious lounge, separate dining room, fitted breakfast kitchen, utility room, guest W.C, four good size bedrooms, re-fitted family bathroom, private rear garden, garage and driveway parking. Council Tax Band – F. EPC Rating - 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 generous tarmac driveway providing off road parking with a laid lawn area to side and a UPVC double glazed door leading into



## Enclosed Porch

With UPVC double glazed windows to property frontage, wall lighting and a further single glazed door leading to





### **Welcoming Entrance Hallway**

With engineered wooden flooring, ceiling light point, radiator, stairs leading to the first floor accommodation, useful cloaks cupboard and doors leading off to

### **Spacious Lounge to Front**

16' 4" x 15' 1" (5m x 4.6m) With double glazed window to front elevation, two wall mounted radiators, wall and ceiling light points, fireplace with living flame gas fire and marble hearth and double doors into



### **Dining Room to Rear**

11' 9" x 10' 5" (3.6m x 3.2m) With double glazed sliding patio doors leading to rear garden, wall mounted radiator, wall light points and door to



### **Fitted Breakfast Kitchen to Rear**

19' 4" x 10' 9" (5.9m x 3.3m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a 1 1/2 bowl sink and drainer unit with mixer tap over, further incorporating a Smeg 4 ring gas hob with extractor hood over. Eye level double oven and grill, useful pantry, engineered wooden flooring, radiator, ceiling spot lights, two double glazed windows to the rear aspect and door to

### **Utility Room**

9' 2" x 8' 2" (2.8m x 2.5m) With fitted wall units, fitted work surface incorporating a sink bowl and tap, space and plumbing for washing machine and tumble dryer, obscure UPVC double glazed door to side, central heating radiator, ceiling light point and courtesy door to garage

### **Guest W.C**

Being fitted with a modern white low flush W.C, obscure single glazed window to side, tiling to floor and ceiling light point

### **Landing**

With wall light points, double glazed window to front, radiator, airing cupboard, loft hatch and doors leading off to

### **Bedroom One to Front**

16' 4" x 10' 5" (5m x 3.2m) With double glazed window to front elevation, radiator, wall and ceiling light points and a range of built in wardrobes with mirrored sliding doors

### **Bedroom Two to Rear**

16' 4" x 9' 10" (5m x 3m) With double glazed window to rear elevation, radiator and ceiling light point

### **Dual Aspect Bedroom Three**

12' 1" x 8' 2" (3.7m x 2.5m) With double glazed windows to front and side elevations, radiator and ceiling light point

### **Bedroom Four to Rear**

10' 5" x 8' 2" (3.2m x 2.5m) With double glazed window to rear elevation, radiator and ceiling light point

### **Re-Fitted Family Bathroom to Rear**

9' 2" x 6' 2" (2.8m x 1.9m) Being re-fitted with a modern white suite comprising of a panelled bath, separate shower enclosure, pedestal wash hand basin and a low flush W.C. Chrome heated towel rail, tiling to splash prone areas and floor, ceiling light point and two obscure double glazed windows to the rear elevation

### **Private Rear Garden**

With views over Olton golf course and being mainly laid to lawn with paved patio and hedging and panelled fencing to boundaries



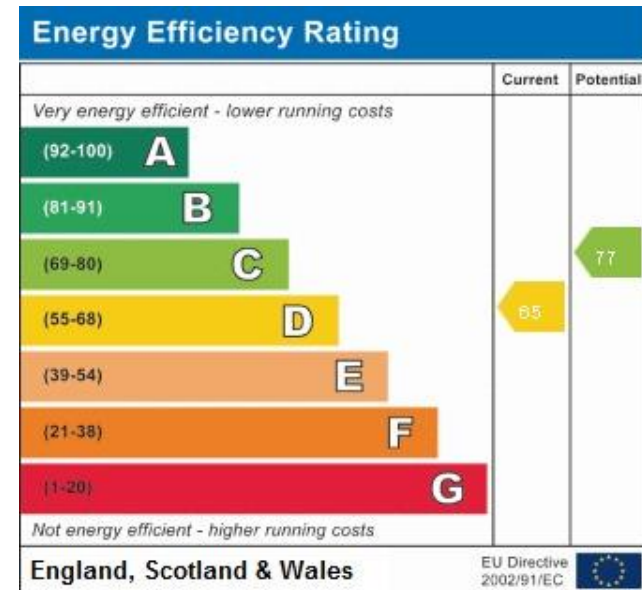
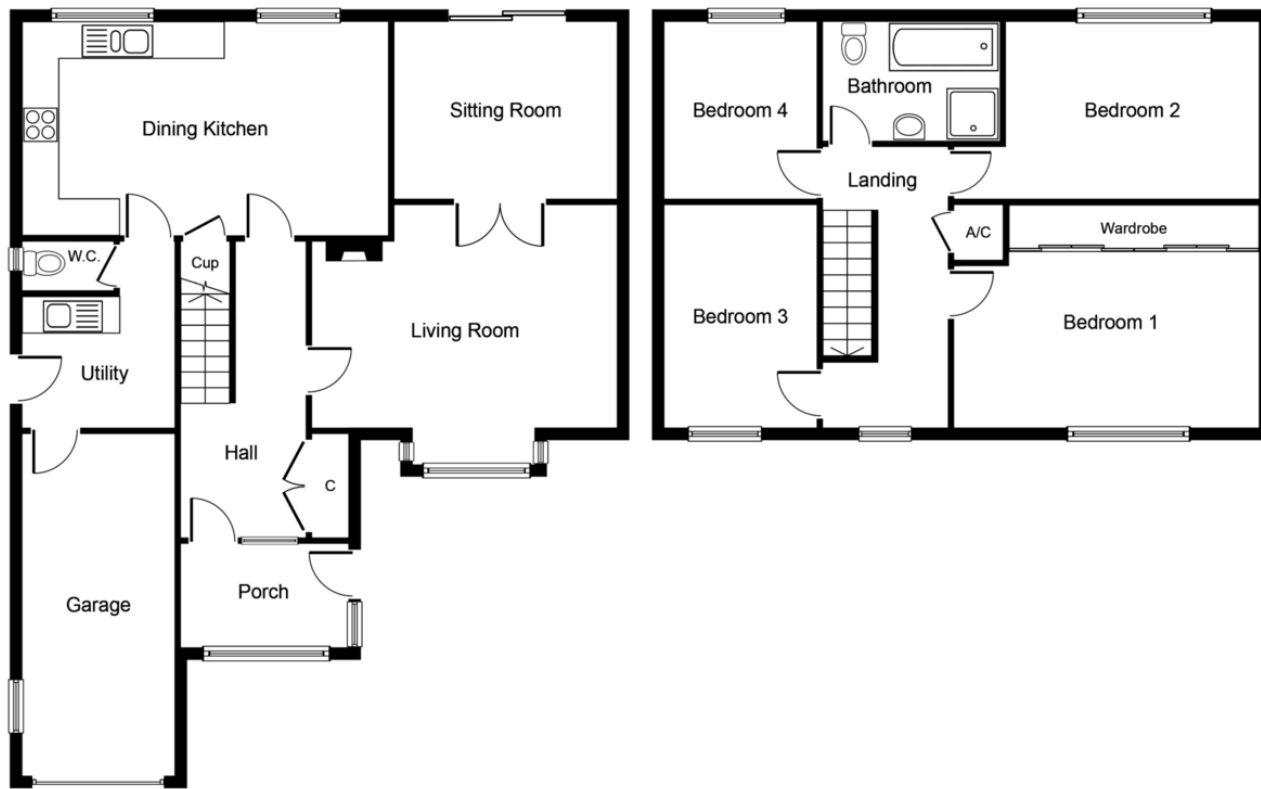
## Garage

18' 4" x 8' 2" (5.6m x 2.5m) With an up and over door for vehicular access, single glazed obscure window to side, cold water tap, ceiling light point and courtesy door to utility

## 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 vendor. Current council tax band - F





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