

smarthomes

Damson Grove

Solihull

- A Very Well Presented Four Bedroom Family Home
- Open Plan Family Lounge/Diner & En-Suite Shower Room
- Delightful Secluded Rear Garden Offering Potential to Extend
- Modern Breakfast Kitchen & Guest W.C

Offers Over £560,000

Current EPC Rating – C

Current Council Tax Band - F











Property Description

A beautifully presented detached family home situated within an exclusive gated development of just 7 properties and benefiting from no upward chain. The property benefits from recently replaced carpets throughout and offering accommodation comprising a spacious lounge/diner, modern breakfast kitchen, guest W.C, four double bedrooms, en-suite shower room, family bathroom, garage and ample driveway parking. The property is completed by a delightful, secluded, larger that average rear garden for the style of property, offering superb potential for the addition of an orangery/garden room/home office STPP.

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 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.







Rooms & Measurements

Spacious Lounge/Diner to Rear 6.7m max x 4.37m max (21'11" max x 14'4" max)

Modern Breakfast Kitchen to Front 4.95m max x 3.84m max (16'2" max x 12'7" max)

Guest W.C 1.85m x 0.97m (6'0" x 3'2")

Bedroom One to Front 4.7m max x 3.2m max (15'5" max x 10'5" max)

En-Suite Shower Room

Bedroom Two to Front 4.4m max x 3.43m max (14'5" max x 11'3" max)

Bedroom Three to Rear 3.58m max x 3.3m max (11'8" max x 10'9" max)

Bedroom Four to Rear 3.15m max x 3.02m max (10'4" max x 9'10" max)

Family Bathroom to Side 2.08m x 1.93m (6'9" x 6'3")

Garage

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 vendor. Current council tax band – F











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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 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.