

Horton & Storey



Portway Close, Solihull, Birmingham,

Offers Over **£450,000**

Property Features

- TUDOR GRANGE ACADEMY CATCHMENT
- Four Double Bedrooms
- Large Garden
- Fitted Bathroom
- Extended Kitchen
- Family Room
- Garage
- Guest WC
- Off Road Parking

Full Description

GROUND FLOOR The property is approached via the driveway with double doors leading to an inner front door.

ENTRANCE HALL Doors leading to the lounge, kitchen and ground floor WC. Staircase to the first floor, central heating radiator.

GUEST CLOAKROOM Tiled walls and floor, sink and a low level w.c.

LOUNGE 10' 9" x 26' 2" (3.3m x 8.0m) Double glazed leaded window to the front elevation, feature fireplace with open fire, two central heating radiators, obscure glazed window to the side elevation, door leading into the kitchen and double opening doors leading you to the family room.

FAMILY ROOM 14' 1" x 10' 2" (4.3m x 3.1m) UPVC double glazed windows to the rear and side elevation overlooking the rear garden, central heating radiator, and a double glazed patio door leading on to the patio.

EXTENDED KITCHEN 8' 10" x 17' 0" (2.7m x 5.2m) Having a range of wall and floor base fitted units, Belfast sink with mixer tap over, cupboard beneath, tiled splashback, space for a range cooker with extractor hood over, UPVC double glazed window to the rear elevation, power points, double glazed patio doors leading out onto the patio and further door leading to the utility room.

LAUNDRY/UTILITY AREA 9' 2" x 17' 0" (2.8m x 5.2m) With wall and base units, sink with side drainer and mixer tap over, tiling to splash prone areas and plumbing for a washing machine. There is a double glazed door leading to the front of the property and further door leading into the garage.



LANDING UPVC double glazed window with door leading to the bedrooms and family bathroom.

BEDROOM ONE 15' 8" x 10' 9" (4.8m x 3.3m) UPVC double glazed window to the front elevation, central heating radiator, space for a range of wardrobes and drawers.

BEDROOM TWO 10' 9" x 9' 2" (3.3m x 2.8m) UPVC double glazed window to the rear elevation overlooking the rear garden, central heating radiator.

BEDROOM THREE 8' 6" x 12' 5" (2.6m x 3.8m) Double glazed window to the front elevation, central heating radiator and built in wardrobes.

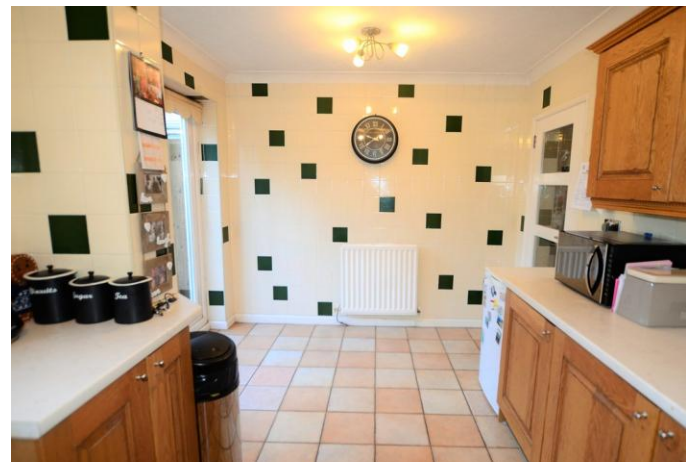
BEDROOM FOUR 6' 6" x 12' 5" (2.0m x 3.8m) UPVC double glazed window to the rear elevation, central heating radiator.

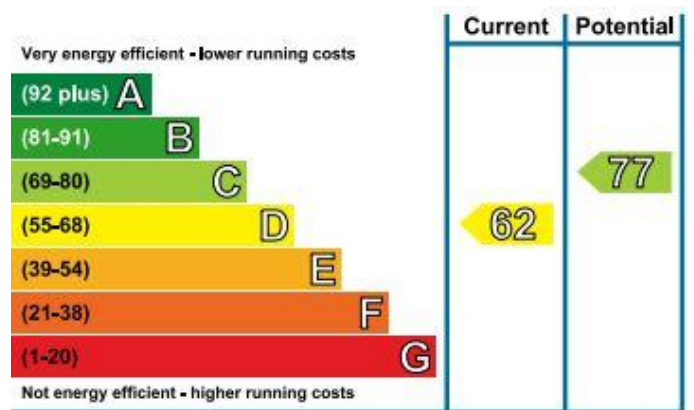
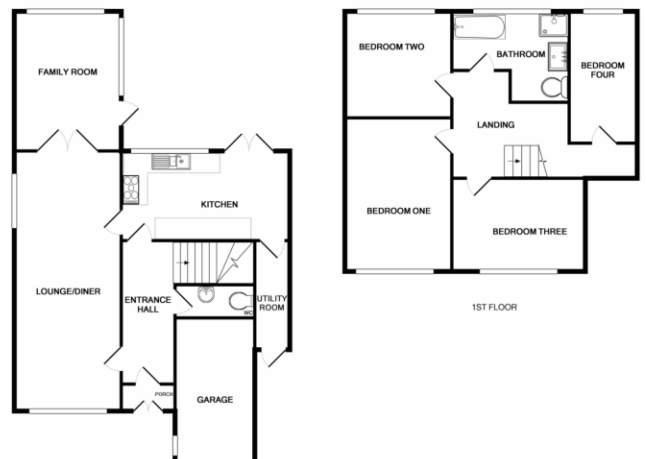
FAMILY BATHROOM 0' 0" This modern family bathroom consists of a bath, separate shower with rain shower head over, vanity unit has an integrated sink with chrome mixer tap and a low level w.c. There is a cupboard for storage purposes, wall mounted heated hand towel rail, walls and floors are tiled with spotlights in the ceiling.

SINGLE GARAGE 15' 6" x 8' 0" (4.73m x 2.45m) With metal up and over door to the front, UPVC double glazed window to the side and a door leading to the utility room.

REAR GARDEN This is a gardeners dream, having a paved patio area with shaped gravelled edge, stepping stones leading to a large lawn, garden shed, shrubs and fenced boundaries.

TENURE Freehold





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. 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

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