

# Horton & Storey



Streetsbrook Road, Solihull,

£529,950

# Property Features

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- Detached
- Original Features
- Potential To Extend
- Three Bedrooms
- Two Reception Rooms
- Private Gated Driveway
- Garage
- Guest WC
- Two Rear Gardens
- Popular Location

## Full Description

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### LOCAL AREA

Located in the popular area of Solihull so you get the benefits of the local transport links, schools, two doctors surgeries near by, a park shopping centres and amenities. Solihull train station and Touchwood Shopping Centre (1.2miles) are a short distance away. You can also access the M42 and Airport in a short drive.

### APPROACH

Via a secure gated driveway leading to a porch with double doors giving access to the original front door with a stain glass window.

### GROUND FLOOR

#### ENTRANCE HALL

The hall has original minton tiles, stairs to the first floor landing, doors to ground floor rooms and a cast iron central heating radiator.

#### LOUNGE 10' 9" x 15' 10" (3.3m x 4.85m)

A light and airy room with Dual Aspect windows, patio doors to the rear elevation leading onto the patio, central heating radiator and an original gas fire with feature fireplace.

#### DINING ROOM 10' 7" x 12' 9" (3.23m x 3.89m)

Having a window facing the rear elevation overlooking the garden, a real wood burning fire with art deco fireplace built in 1935 and a central heating radiator.

#### KITCHEN 13' 5" x 15' 10" (4.09m x 4.83m)

A large kitchen with windows facing the front and rear, dining area comprising of a range of wall and floor base units, roll top work surfaces, sink with mixer tap, integrated fridge freezer and a double range cooker. The kitchen also has a gas stove fire, central heating radiator, plumbing for



washing machine and a door leading to the utility room.

**UTILITY ROOM** 4' 5" x 8' 0" (1.35m x 2.44m)

A stable door on the side elevation leading to the rear garden, wall mounted central heating boiler, sink, units and a door leading to the ground floor wc.

**GUEST WC**

Having a window facing the garden, sink and toilet.

**FIRST FLOOR**

**LANDING**

A light gallery landing which has an original stain glass feature window, a storage cupboard, doors leading to the bedrooms and family bathroom. Loft access which is boarded for storage.

**MASTER BEDROOM** 10' 9" x 15' 8" (3.3m x 4.8m)

Dual aspect windows to the front and rear elevation with secondary glazing, fitted wardrobes and a central heating radiator.

**BEDROOM TWO** 9' 10" x 12' 9" (3.02m x 3.89m)

Window to the rear elevation facing the rear garden with secondary glazing and a cast iron radiator.

**BEDROOM THREE** 4' 9" x 9' 6" (1.47m x 2.92m)

Window to the rear elevation and potential to extend this bedroom over the utility room (STPP)

**FAMILY BATHROOM**

A fully tiled bathroom with a 'French Style' sink, corner bath, wc and inset shower. There is also a heating towel rail and a window to the front elevation.

**OUTSIDE**

**GARAGE**

Handy for storage or potential to extend the house into, having a wall mounted fuse board (been rewired in 2016), gas meter and loft space for storage.

**GARDENS**

A slabbed patio area, leading to a tree lined, lawn garden with a path accessing the second garden. The second garden area is mainly slabbed with a large pond as the centre point. Again it is surrounded by trees and shrubbery adding to the secluded feel.

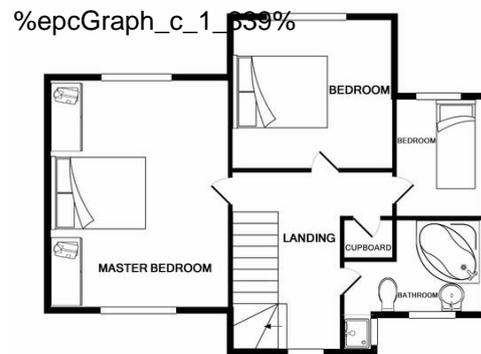
**VENDORS COMMENTS**



"We have enjoyed living here for over 16 years and being so close to Solihull town centre has been a real bonus especially for our family needs. Solihull Town Centre has a great choice of shops to suit all ages. Touchwood Shopping Centre includes a theatre, cinema and lots of restaurants. There are also great local parks such as Brueton, Malvern and Tudor Grange Parks and being within walking distance to Solihull Station to commute to Birmingham, London, Stratford and Warwick, 10 Minutes to the M42 which has links to the M40, M1, M6 and the M5. The property is within walking distance to 2 doctors' surgeries, a pharmacy, post office, One Stop, an office licence as well as a public house which serves good food at reasonable prices. There are also outstanding local schools and leisure facilities (Tudor Grange) so there is a lot to keep you and your family occupied. We have also made good use of the two gardens at the rear of the property especially during the summer for parties and barbecues. Overall for us it's been a very convenient and happy place to live."



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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