



H&S

**Horton  
& Storey**

ROSEBRIARS, MAJORS GREEN, SOLIHULL,  
£479,995



H&S



### LOCAL AREA

The property is located in Majors Green, it is set in a quiet cul-de-sac in a semi rural area. It has Whitlocks End Train Station within walking distance, also it is a short drive to all local shops and amenities. The M42 motorway is easily accessible, as well as other major transport links being a short drive away such as Birmingham International Airport and Birmingham International Train Station.

### APPROACH

Via a path leading front door opening on to the



### GROUND FLOOR

#### INNER PORCH

With double doors leading to the entrance hallway and a central heating radiator.

#### ENTRANCE HALL

A welcoming entrance hall with doors off to the lounge, wc, dining room and kitchen-breakfast room. Stairs to the first floor landing, storage cupboard and a central heating radiator.

**DUAL ASPECT LOUNGE** 11' 5" x 19' 7" (3.5m x



5.97m)

There is lots of natural light in this lounge with the double patio doors to the rear elevation, two double glazed windows to the side elevation and a double glazed window to the front elevation. It also benefits from having two central heating radiators and a gas fire with feature fireplace.

**DINING ROOM 8' 4" x 15' 1" (2.56m x 4.61m)**

Having a double glazed window to the side elevation, a range of double glazed windows to the front elevation and a central heating radiator.



**KITCHEN/BREAKFAST ROOM 14' 0" x 15' 2" (4.27m x 4.64m)**

A large refitted kitchen/breakfast room comprising of a range of wall and floor base units, granite work surfaces incorporating a breakfast bar, inset sink with mixer tap, 5 ring gas hob with integrated double oven, integrated fridge freezer and a cupboard housing the central heating boiler. There is a utility area with plumbing for a washing machine, the floors are tiled, there is a double glazed door to the rear elevation, a double glazed window overlooking the rear garden and a central heating radiator.

**WC**

The suite comprises of a low level WC, sink, an obscure double glazed window to the rear elevation, central heating radiator and a tiled floor.



**FIRST FLOOR**

**LANDING**

A bright landing with a feature double glazed window to the rear elevation, central heating radiator and doors leading to the first floor accommodation.

**MASTER BEDROOM 10' 1" x 16' 4" (3.08m x 4.98m)**

A large master bedroom with a range of fitted wardrobes, a double glazed window to the front elevation, central heating radiator and a door leading to the en suite.

**ENSUITE**

The suite comprises of a panelled bath, low level wc, sink, heated towel rail and a separate shower cubicle. There is tiling to the walls and floor and a double glazed window to the rear elevation.



**BEDROOM 8' 2" x 11' 10" (2.5m x 3.63m)**

Having a range of fitted wardrobes, a double glazed

window to the rear elevation and a central heating radiator.

### **BEDROOM 8' 10" x 12' 0" (2.71m x 3.67m)**

Having a range of fitted wardrobes, a double glazed window to the front elevation and a central heating radiator.

### **BEDROOM 9' 0" x 8' 10" (2.75m x 2.70m)**

This bedroom is currently being used as a home office/study. There is a double glazed window to the front elevation and a central heating radiator.

### **SHOWER ROOM**

The shower room is fully tiled and the suite comprises of a corner shower cubicle, sink and a wc. There is an obscure double glazed window to the rear elevation and a heated towel rail.

### **OUTSIDE**

#### **REAR GARDEN**

Benefiting from a large lawn with flower and shrubbery borders, a generous sized slabbed patio area, fencing boundaries with a path leading to a bin store area and the detached double garage.

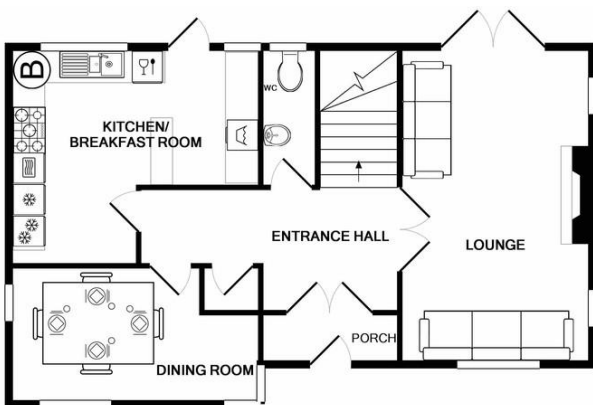
#### **DETACHED DOUBLE GARAGE**

With electric points, lighting, two garage doors to the front elevation and a door to the side elevation giving access to the rear garden.

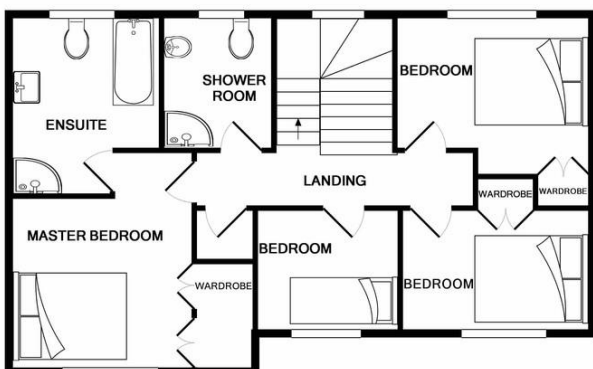
#### **THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER OF FUNDS REGULATIONS 2017**

'Intending purchasers will be required to produce identification documentation and proof of funding in

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GROUND FLOOR



1ST FLOOR

ey are for guidance purposes only. All measurements are approximate are for general 'acy, they should not be relied upon and potential buyers are advised to recheck the

Age:  
guid:  
mea:

179  
Mid

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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