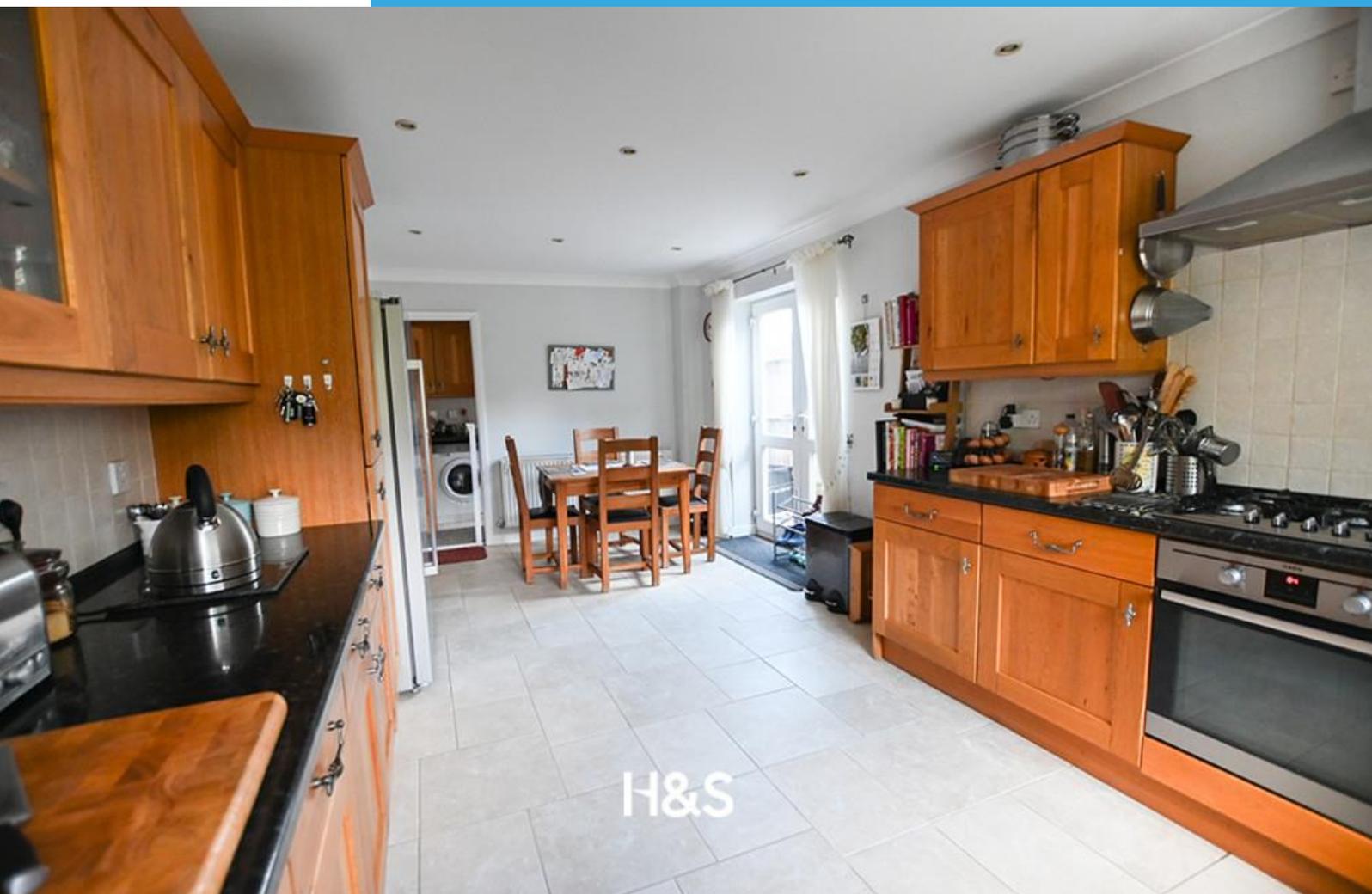




**Horton
& Storey**

NORTON LEYS, 112A NORTON LANE, SOLIHULL
OFFERS IN REGION OF £630,000



H&S



LOCAL INFORMATION Built by successful local developer Shakespeares in 2004. The development called Norton Leys consists of three detached homes offering privacy while being centrally situated in the village of Tidbury Green.

Tidbury Green is a delightful village nestled between Wythall and Earlswood in the borough of Solihull. The property boasts a semi-rural location with brilliant transport links. It is situated behind wrought iron gates, leading to a gently sloping tarmac driveway extending across the property's front elevation. A detached double garage and adjacent allocated parking completes the approach up to the canopy porch.

Earlswood Lakes are less than a mile away to enjoy the semi-rural settings, consisting of three reservoirs ideal for walking, fishing, and even dinghy sailing. Local amenities are provided in abundance through the neighbouring village of Dickens Heath with Tesco Express and a plethora of independent stores.

Educational requirements are delivered by the number of schools within proximity to the property. Dickens Heath Community Primary School and



Tidbury Green School are consistently performing well. Tudor Grange Academy and Light Hall School Provide secondary education. Purchasers are advised to confirm with schools regarding current academic year catchment zones.

Transport links are well defined and easy to reach. The local train station is approximately 500m from the property and is the Shakespeare line to Henley in Arden, Stratford upon Avon, and Snow Hill Birmingham. There are close motorway networks providing access to the M42, M40, and M5.

APPROACH

The property is set behind secure gates with an intercom system that leads to the driveway with parking for multiple vehicles and a detached double garage.

ENTRANCE HALLWAY

With slate tiling to the floor leading to solid oak flooring, wall mounted radiator; wall mounted alarm panel, secure intercom handset, two ceiling light points, infra-red alarm sensor, smoke alarm, stairs leading to the first-floor accommodation, and doors leading to;



DINING ROOM 13' 5" x 9' 4" (4.09m x 2.87m)

With UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, coving to ceiling and electric consumer unit at high level;

LOUNGE 16' 0" x 12' 2" (4.9m x 3.71m)

With UPVC double glazed French doors leading out onto the rear patio, coving to ceiling, ceiling light point, infra-red alarm sensor, two wall mounted radiators and feature stone fire surround with flame coal gas fire;



STUDY 13' 5" x 6' 7" (4.09m x 2.01m)

With UPVC double glazed window to front elevation, coving to ceiling, ceiling light point, telephone and internet connection port with wall mounted radiator;

KITCHEN/DINER 10' 8" x 20' 9" (3.25m x 6.35m)

The kitchen comes fitted with a mixture of solid wood wall, drawer, and base units with roll top work surface, sink drainer unit with mixer tap, space for dishwasher, inset AEG oven, five ring gas hob set below combination light and extractor, integrated fridge freezer and space for American style fridge freezer, ceramic tiling to floor, complementary tiling





to splash prone areas, down lighting, coving to ceiling and UPVC double glazed window to rear elevation overlooking the rear garden;

UTILITY ROOM 9' 4" x 5' 4" (2.87m x 1.63m)

Having solid wood wall and base units, roll top work surface, complementary tiling to splash prone areas, sink with drainer unit, space, and plumbing for washing machine, tiled flooring, wall mounted radiator, wall mounted Vaillant combination boiler system (4-5 years old), and UPVC double glazed door to side elevation;

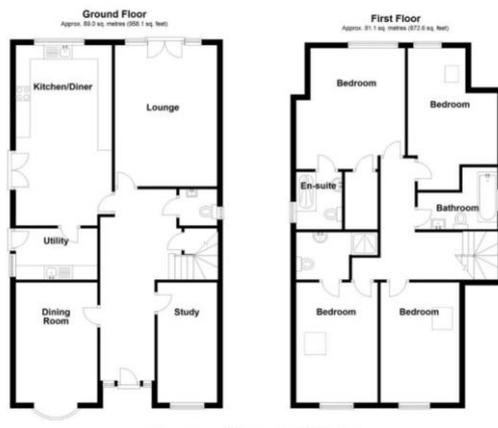
GUEST WC

With UPVC obscure double glazed window to side elevation, WC with concealed cistern, vanity wash hand basin with mixer tap, complementary tiling to splash prone areas, tiled flooring, ceiling light point, coving to ceiling and wall mounted radiator;

FIRST FLOOR

LANDING

With ceiling light point, ceiling smoke alarm, access to loft, coving to ceiling, wall mounted radiator and doors radiating off;



MASTER BEDROOM 14' 4" x 14' 0" (4.37m x 4.29m)

With UPVC double glazed window to rear elevation, ceiling light point, wall mounted radiator, walk-in wardrobe, and oak door leading into;

RE-FITTED ENSUITE

Three-piece white suite comprising fully tiled walk-in shower cubicle with overhead monsoon soaker and additional hand fitment, close coupled WC and vanity

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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 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.