Horton & Storey

Gentleshaw Lane, Solihull, West Midlands,

Offers In Excess Of £750,000

Property Features

- Fantastic Location
- Walking Distance to Brueton Park
- Large Plot
- Four Bedrooms
- Garage
- Large Rear Garden
- Lounge/Diner
- Extended Kitchen
- Off Road Parking For Several Cars
- NO CHAIN

Full Description

No Chain An extended detached family home situated in one of the most sought-after residential areas in the centre of Solihull. The property comprises of four large bedrooms, an extended kitchen, lounge-diner, conservatory, utility, bathroom and garage. It also is within walking distance to Brueton Park, close proximity Touchwood Shopping Centre and to the M42 motorway.

APPROACH Via a large driveway with parking for several cars and a well maintained fore garden that leads to the front door. There is access to the garage and side access to the rear of the property.

ENTRANCE HALL A welcoming hallway which has been extended has a door to the garage, a door to the inner hall, a double glazed window to the front elevation and a sky light allowing in lots of natural light.

INNER HALL Having stairs to the first floor landing, doors to the ground floor rooms, a built in storage cupboard and a double glazed window to the side elevation.

LOUNGE 14' 5" x 21' 11" (4.4m x 6.7m) A large room ideal for entertaining that boasts a cosy sitting area with sliding double glazed doors to the conservatory and a more formal sitting area with a double glazed window over looking the private rear garden.
There is a feature fireplace with electric fire and two central heating radiators.

KITCHEN/DINER 8' 5" x 16' 8" (2.59m x 5.1m) This kitchen is perfect for a family home. There are a vast range of wall and floor base units with work surface over, integrated 'Neff' double oven, integrated 'Neff' hob and an inset stainless steel sink with mixer tap and drainer. There is a recess for a

fridge/freezer, a double glazed window to the front elevation and a door leading to the utility.

CONSERVATORY 15' 1" x 8' 10" (4.6m x 2.7m) A brilliant addition to the property providing an extra living space that overlooks the rear garden.

GUEST WC Comprising of a WC, a sink and a double glazed window to the side elevation.

FIRST FLOOR LANDING A spacious landing with doors providing access to the first floor rooms, a built in storage cupboard and access to the loft.

BEDROOM ONE 11' 9" x 12' 9" (3.6m x 3.9m) This double bedroom benefits from a range of fitted wardrobes, a double glazed window to the rear elevation overlooking the private rear garden with fields beyond and a central heating radiator.

BEDROOM TWO 9' 2" x 13' 1" (2.8m x 4.0m) A large bedroom with two double glazed windows to the front elevation bringing in lots of natural light, a central heating radiator and a built in double wardrobe.

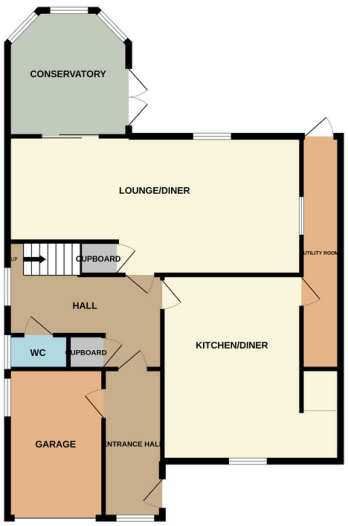
BEDROOM THREE 8' 6" x 10' 2" (2.6m x 3.1m) A generous sized third bedroom with a double glazed window to the rear elevation and a central heating radiator.

BEDROOM FOUR 7' 10" x 8' 6" (2.4m x 2.6m) Another large single bedroom with a double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM The suite comprises of a paneled bath with shower attachment, a wc, a sink and a bidet. There are two obscure double glazed windows to the side elevation, a central heating radiator and tiling to splash prone areas.

REAR GARDEN A stunning private rear garden that is one of the main selling features for this property. There is a large patio area with steps leading up to the vast lawn which has mature shrubs and bushes to the borders. There is fencing to boundaries, side access to the front of the property and to the rear of the garden there are fields.

GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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