



smarthomes



- A Beautifully Presented Detached Home
- Four Bedrooms & En-Suite Shower Room
- Two Reception Rooms
- Breakfast Kitchen Opening to Utility Room

Ulverley Green Road, Solihull, West Midlands, B92 8AD

£625,000

A beautifully presented and extended detached family home in a popular and convenient location benefitting from two reception rooms, breakfast kitchen and utility, guest W.C, three first floor bedrooms, four piece family bathroom, second floor master bedroom with en-suite, side garage, good size rear garden and a recent replacement roof covering. Council Tax Band – E. EPC Rating – D.



## Property Description

Conveniently situated with easy access to the M42 motorway, NEC, Birmingham International Airport and Railway Station. Olton Railway Station is situated at the end of St Bernards Road from where the commuter service provides access to Birmingham City Centre and in the opposite direction to London Marylebone via Solihull Railway Station. There is a wide selection of shops along the A41 Warwick Road including the popular Dovehouse Parade and an excellent choice of shops can be found in the Town Centre of Solihull including Touchwood Shopping Centre and John Lewis Department Store.

The property stands back from the road behind a tarmac driveway, having security bollards and providing ample off road parking extending to garage doors, side access, exterior lighting and UPVC double glazed windows with door leading into



## Enclosed Porch

With tiled floor, wall light point and feature original entrance door with stained leaded glass inserts and matching side windows leading through to the



### Entrance Hall

With radiator, ceiling light point with decorative ceiling rose, wall lighting, two feature windows to dining area, stairs leading to the first floor accommodation, useful built-in cloaks cupboard, coving to ceiling, dado rail, feature oak flooring and doors leading off to



### Attractive Open Plan Lounge & Dining Room

32' 0" into bay x 11' 0" (9.75m x 3.35m) With double glazed bay window to front elevation, two radiators, feature oak flooring, UPVC double glazed bay window incorporating French doors leading out to the rear garden, feature log burning effect gas fire with stone surround, arched shelved recess with lighting, coving to ceiling, two ceiling light points and wall lighting



### Breakfast Kitchen to Rear

13' 6" x 9' 10" (4.11m x 3m) Being fitted with a range of wall, drawer and base units with oak butchers block work surfaces, double ceramic Belfast style sink with mixer tap, tiling to splashback areas, range style cooker with extractor over, under-cupboard lighting, Amtico flooring, spot lights to ceiling, double glazed window to rear and opening into

### **Utility Room**

16' 4" max x 7' 7" (4.98m x 2.31m) With matching base, wall and drawer units incorporating glazed display cabinets, oak butchers block work surfaces, tiling to splashback areas, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, Amtico flooring, double glazed sliding doors to courtyard area and garage, ceiling and wall lighting, two skylight windows, vertical radiator, part glazed door to garden, double glazed window to kitchen, door to sitting room and door to

### **W.C**

With low flush WC, wash hand basin, ceramic tiling to walls, wooden flooring, spot lights to ceiling, obscure window to side and radiator

### **Delightful Sitting Room to Rear**

12' 2" x 8' 6" (3.71m x 2.59m) With coving to ceiling, ceiling light point, double glazed bay windows incorporating French doors leading out to the rear garden, double glazed windows to sides, radiator, feature oak wooden flooring and dado rail

### **First Floor Landing**

With obscure double glazed window to side, ceiling light point with decorative rose, coving to ceiling, stairs rising to second floor and doors leading off to

### **Bedroom Two to Rear**

17' 0" into bay x 11' 0" (5.18m x 3.35m) With oak style laminate flooring, radiator, ceiling light points and UPVC double glazed bay window overlooking the rear garden

### **Bedroom Three to Front**

14' 10" into bay x 8' 0" to wardrobes (4.52m x 2.44m) With double glazed bay window to front elevation, radiator, ceiling light point, laminate flooring and fitted wardrobes

### **Bedroom Four to Front**

9' 4" into bay x 8' 3" (2.84m x 2.51m) With double glazed window to front elevation, radiator, laminate flooring and ceiling light point

### **Four Piece Family Bathroom to Rear**

9' 3" x 9' 9" max (2.82m x 2.97m) A spacious room fitted with a four piece white suite comprising feature roll top bath with ball and claw feet and telephone style mixer tap with shower attachment, pedestal wash hand basin, low flush WC and corner shower cubicle with electric shower, tiling to walls and floor, double mirrored doors to airing cupboard housing boiler and obscure double glazed windows to side and rear elevations

### **Second Floor Landing**

With vaulted ceiling with a Velux roof window, wall light point and door leading off to

### **Master Bedroom**

4.62m max x 4.2m max (15'1" max x 13'9" max) With a part vaulted ceiling with two Velux windows, double glazed window to rear elevation, radiator, ceiling spot lights, built in storage to eaves and door to

### **En-Suite Shower Room**

2.16m x 1.85m (7'1" x 6'1") Being fitted with a three piece white suite comprising of an oversized shower enclosure with thermostatic rainfall shower and additional shower attachment, low flush W.C and vanity wash hand basin. Complementary tiling to walls and floor, obscure double glazed window to rear, ladder style radiator and spot lights to ceiling

### **Good Size Rear Garden**

Being a delightful feature to the property having a decked and paved patio area, laid lawn, well stocked flower and shrubbery borders, further garden to the rear having fencing to the boundary, double gates to a rear driveway giving space for rear parking or garage/workshop to be erected, if required (subject to the necessary planning permission)

### Courtyard

Having side gate to the driveway, double glazed sliding doors to the utility room and door to

### Side Garage

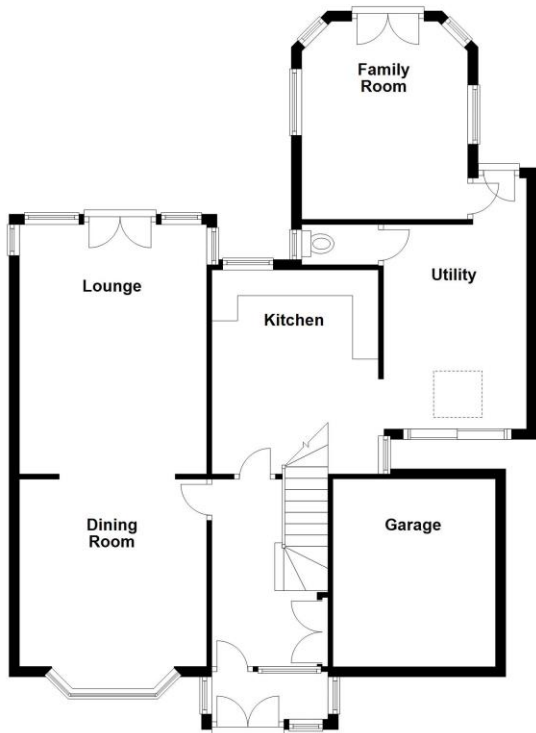
14' 5" x 7' 10" (4.39m x 2.39m) With metal garage doors to the driveway, obscure double glazed window to side, power points, plumbing and lighting

### Tenure

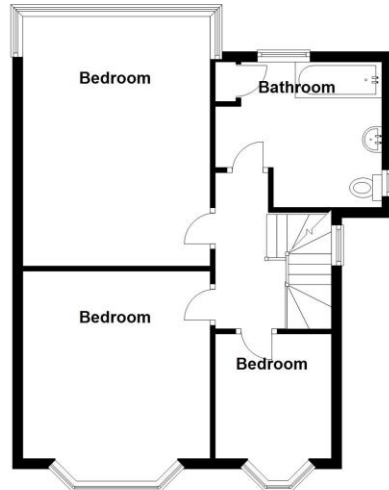
We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.



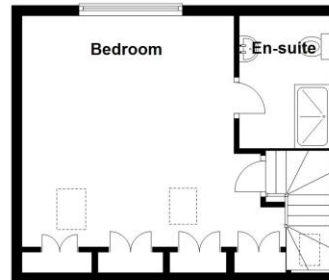
Ground Floor



First Floor



Second Floor



Total area: approx. 176.3 sq. metres (1897.9 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements