



# Norton Lane, Tidbury Green

## Offers Around £585,000

- RECEPTION HALLWAY
- LOUNGE & DINING ROOM
- BREAKFAST KITCHEN & UTILITY
- TWO EN SUITES
- GARDEN WITH SUMMERHOUSE
- GUEST CLOAKS WC
- STUDY
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE

Norton Lane is located within the small hamlet of Tidbury Green, nestling between Shirley and Earlswood this small enclave contains a variety of properties ranging from cottages to large executive houses. Surrounding Tidbury Green are many areas of open space, including the famous Earlswood Lakes in one direction and Bills Wood and Bills Fisheries in the opposite direction, both providing pleasant recreation areas and adding to the overall rural feeling of the location.

We are advised that the property is situated within the catchment area of Tudor Grange Secondary School which is located in Solihull. Infant and Junior schooling is catered for at Tidbury Green School on Dickens Heath Road. On the main Stratford Road in Shirley, you will find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School. Nearby Hollywood also boasts Woodrush Secondary School which is well regarded and would be considered as accessible to the property if any resident were to apply. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in nearby Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along the A34 into Birmingham City Centre and Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. There are Railway Stations at Earlswood, Wythall and Whitlocks End on Haslucks Green Road in Shirley, providing a train service to Birmingham City Centre and Stratford upon Avon.

This small exclusive development of just three detached properties located opposite open farm land. Constructed to an exacting standard and high specification by Shakespeare Properties, the property has been improved by the current owners to include the re-fitting of the bathroom and en suites, replacement central heating boiler, alarm & CCTV installation and the landscaping of the rear garden including the erection of a useful summerhouse.

Some pictures are historical as the property has been tenanted.

The courtyard is accessed via a wrought iron gate with secure intercom system. The gate opens to a tarmac driveway which gives access to the three properties. Number 112b is located to the right of the courtyard and has driveway parking which leads to the double garage. A UPVC double glazed front door with canopy porch over opens to the

### **WELCOMING RECEPTION HALLWAY**

Having turned staircase rising to the first floor accommodation, two ceiling light points, two central heating radiators, coved cornicing to the ceiling and doors radiating off to lounge, dining room, study, breakfast kitchen and

### **GUEST CLOAKS WC**

Having UPVC double glazed window to the side, ceiling light point, coved cornicing to the ceiling, complementary wall tiling, concealed cistern WC, semi pedestal wash hand basin and central heating radiator

### **LOUNGE**

**15'10" x 12'2" (4.83m x 3.71m)**



Having UPVC double glazed french style doors to the rear garden, coved cornicing to the ceiling, ceiling light point, central heating radiator and feature fireplace with inset living flame effect fire

### **DINING ROOM**

**13'6" x 9'5" (4.11m x 2.87m)**

Having UPVC double glazed bow window to the front, ceiling light point, central heating radiator and coved cornicing to the ceiling

### **STUDY**

**13'6" x 6'9" (4.11m x 2.06m)**

Having UPVC double glazed window to the front, ceiling light point, central heating radiator and built in furniture including desk and storage units with matching wall units

### **BREAKFAST KITCHEN**

**20'5" x 10'8" (6.22m x 3.25m)**



Having UPVC double glazed window to the rear and double opening doors to the side, recessed ceiling spotlights, coved cornicing to the ceiling, central heating radiator, tiled flooring, door opening to the utility room, space for breakfast table and being fitted with a range of wall and base mounted storage units with work surfaces over incorporating sink and drainer, range style oven with extractor canopy over, integrated dishwasher and space for an American style fridge freezer

### **UTILITY ROOM**

**9'6" x 5'8" (2.90m x 1.73m)**

Having UPVC double glazed door and window to the side, coved cornicing to the ceiling, tiled flooring, recessed ceiling spotlights, central heating radiator, wall and base mounted storage units with work surfaces over incorporating sink and drainer, space and plumbing for washing machine and additional under work surface appliance space

### **FIRST FLOOR LANDING**

Having ceiling light point, central heating radiator, loft hatch access and doors off to four bedrooms, bathroom and airing cupboard

### **MASTER BEDROOM SUITE**

**14'7" max x 14'1" max (4.45m max x 4.29m max)**

Having UPVC double glazed window to the rear, ceiling light point, central heating radiator, walk in wardrobe, door to the en suite shower room and being fitted with a range of built in wardrobes with matching drawer storage

### **EN SUITE SHOWER ROOM**

Having UPVC double glazed window to the side, full height wall tiling, recessed ceiling spotlights, heated towel rail, tandem shower cubicle, concealed cistern WC and vanity unit with inset wash hand basin

### **BEDROOM TWO**

**13'5" x 9'6" (4.09m x 2.90m)**



Having UPVC double glazed window to the front and 'Velux' style roof light to the side, ceiling light point, central heating radiator, built in wardrobes with matching drawers and door opening to the

### **EN SUITE SHOWER ROOM**



Having full height wall tiling, recessed ceiling spotlights, heated towel rail, tandem shower cubicle, concealed cistern WC and vanity unit with inset wash hand basin

### **BEDROOM THREE**

**13'6" x 9'3" (4.11m x 2.82m)**

Having UPVC double glazed window to the front and 'Velux' style roof light to the side, ceiling light point, central heating radiator and built in wardrobes

### **BEDROOM FOUR**

**15'5" max x 9'2" max (4.70m max x 2.79m max)**

Having UPVC double glazed window to the rear and 'Velux' style rooflight to the side, ceiling light point, central heating radiator and built in wardrobes

### **FAMILY BATHROOM**

Having UPVC double glazed window to the side, recessed ceiling spotlights, heated towel rail, panelled bath, vanity unit with inset wash hand basin, concealed cistern WC and complementary tiling

### **OUTSIDE**

### **LANDSCAPED REAR GARDEN**



Being designed for ease of maintenance and a real modern feel, this charming rear garden has a paved 'granite' patio area with raised artificial lawn, raised beds, fenced surround and perimeter pathway with gated front access and access to the summerhouse

### **SUMMERHOUSE**

Having light and power



### **DETACHED DOUBLE GARAGE**

Having electric door to the driveway, loft space, light and power

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



### LOCATION

From our Shirley Office proceed straight over the A34 Stratford Road into School Road. At the T junction bear left to adjoin Bills Lane following all the way to the T junction and bearing left onto Haslucks Green Road. Pass the drawbridge following the road around to the left at the bend onto Tilehouse Green Lane. Proceed past the golf club and continuing over the staggered crossroads into Fulford Hall Road. At the next cross roads, turn right onto Norton Lane where 112b can be found in the courtyard on the right hand side.

### TENURE

We are advised that the property is Freehold

### VIEWING

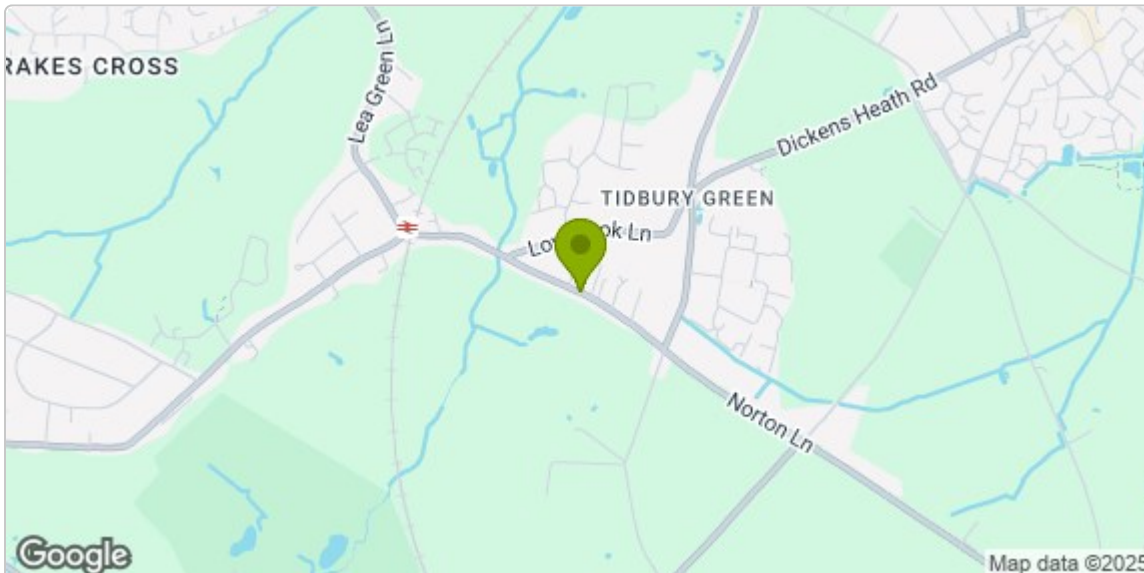
By appointment only please with the Wythall Office

### THE CONSUMER PROTECTION REGULATIONS

The agent has not tested any apparatus, equipment, fixtures and fittings or services so cannot verify that they are connected, in working order or fit for the purpose. The agent has not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Full Postal Address:  
112b Norton Lane Tidbury  
Green Solihull B90 1QT

Council Tax Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	