



De Moram Grove, Solihull

Asking Price £550,000

- DETACHED
- EN-SUITE
- OPEN PLAN LIVING
- SINGLE GARAGE
- TASTEFULLY DECORATED
- FOUR BEDROOMS
- PRIVATE APPROACH
- THREE RECEPTION ROOMS
- OFF ROAD PARKING
- POPULAR LOCATION

De Moram Grove off Cloudbridge Drive is sited off Damson Parkway which indirectly leads to Hampton Lane which in turn joins the A41 Warwick Road, one of the main arterial roads into to the town centre of Solihull. Solihull has a thriving shopping centre and business community together with its own main line London to Birmingham railway station opposite which is Tudor Grange Park with leisure facilities and Solihull College.

Damson Parkway also gives access to the A45 Coventry Road giving access to the city centre of Birmingham, via Sheldon, or in the opposite direction to the National Exhibition Centre, Resorts World, Motorcycle Museum, Birmingham International Airport and Railway Station and junction 6 of the M42 motorway.

The property, is set back from the road behind a tarmac driveway with lawned fore garden leading to the accommodation.

ENTRANCE VESTIBULE

Approaching via a good sized drive way into the covered entrance area leading to the front door.

ENTRANCE HALL

A through reception hall allowing access into the living room the WC, open plan kitchen dining room and the first floor.

WC

A well fitted WC with toilet and wash basin. Having ceiling light and wall mounted radiator. .

LIVING ROOM

16'3" x 11'9" (4.97 x 3.59)



A gorgeous room with particularly tasteful decorations and furnishing. With a large window to the front elevation, ceiling light and wall mounted radiator.

OPEN PLAN KITCHEN/DINING/SITTING ROOM **20'7" x 12'3" + 13'7" x 19'3" (6.283 x 3.748 + 4.154 x 5.887)**



A stunning room that has been completely opened up to allow for a large entertaining/living space. with a beautifully fitted kitchen having a range of wall mounted and base units with integrated appliances including, dishwasher, double oven and microwave, gas hob with electric extractor, under counter freezer and fridges and a 1.5 bowel sink with mixer tap. With a window to the rear elevation and open living through into the relaxing and dining space. With French door opening onto the patio area, spot lighting throughout and wall mounted radiators.



OFFICE

13'4" x 7'3" (4.065 x 2.215)

A good sized office space/play room with a door onto the patio and access into the single garage. Having a window to the rear elevation ceiling light and wall mounted radiator.

BEDROOM ONE
11'9" x 13'0" (3.597 x 3.973)



A great sized principle bedroom with walk through dressing area with fitted wardrobes and en-Suite. With numerous windows to the front elevation making a particularly bright room. With ceiling light and wall mounted radiator.

EN-SUITE

A well fitted en-suite fully tiled with walk in shower cubicle with thermostatic shower, toilet and wash basin. With LED lighting, window to front elevation and heated towel rail.

BEDROOM TWO
8'5" x 10'4" (2.574 x 3.163)



Another double room with fitted wardrobes and window to the rear elevation. With ceiling light and wall mounted radiator.

BEDROOM THREE
12'0" x 7'10" (3.664 x 2.410)

A double room with window to the rear elevation. With ceiling light and wall mounted radiator.

BEDROOM FOUR
6'9" x 9'0" (2.078 x 2.752)

Having a window to the rear elevation, ceiling light and wall mounted radiator.

FAMILY BATHROOM
8'9" x 6'3" (2.691 x 1.926)



A beautifully fitted four piece family bathroom with shower cubicle, bath, wash basin with vanity storage and toilet. With a window to the side elevation, LED spot lighting and wall mounted heated towel rail.

GARAGE
16'2" x 7'10" (4.933 x 2.410)

A single garage with up and over door with power and lighting.

OUTSIDE



To the front of the property we have off road parking for numerous vehicles and a side garden laid to lawn. To the rear we have a good sized garden with patio and area and central lawn with wooden garden shed and bordered by panelled fencing.

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

Leaving the town centre of Solihull via the A41 Warwick Road turn left into Hampton Lane, proceed straight on at the traffic light junction with Solihull Bypass into Yew Tree Lane which leads into Damson Parkway. Continue along Damson Parkway and take the fourth turning on the left into Cloudbridge Drive following the road round to the right onto De Moram Grove where the property will be found off a private driveway on the right hand side.

TENURE We are advised that the property is Freehold. Any interested party should obtain verification through their legal representative.

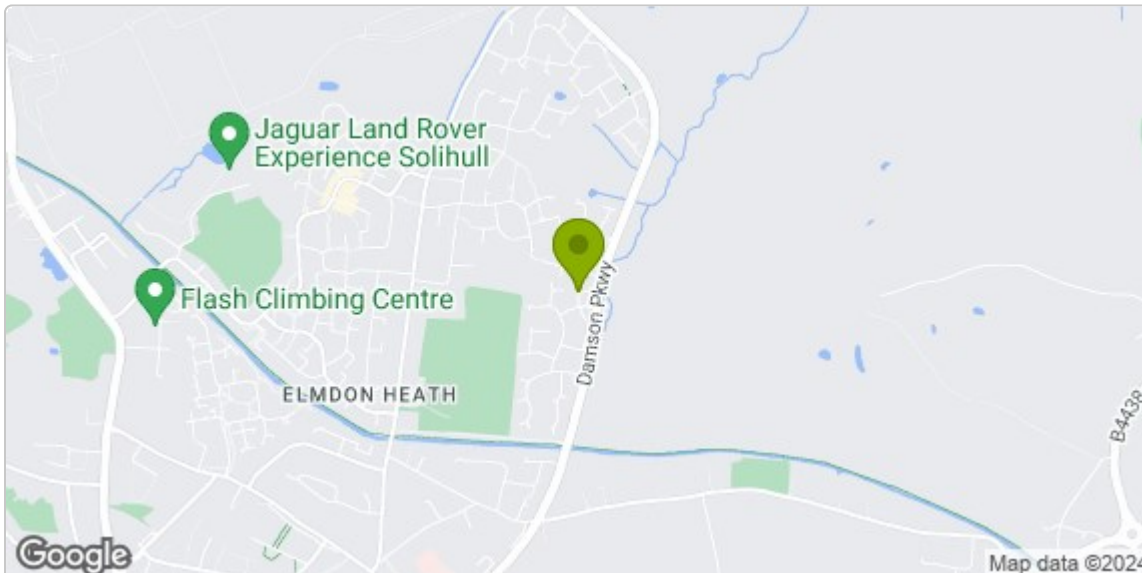
VIEWING

By appointment only please with the Solihull office on 0121 711 1712

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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.



Full Postal Address:
4 De Moram Grove Solihull
Solihull B92 0PZ

Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Estate House, 695 Warwick Road, Solihull, B91 3DA

Tel: 0121 711 1712 Email: solihull@melvyndanes.co.uk www.melvyndanes.co.uk