



Meadow Grove, Solihull

Asking Price £400,000

- SEMI DEATCHED
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN DINING ROOM
- LARGE PRIVATE REAR GARDEN
- CONVENIENT LOCATION
- FOUR BEDROOMS
- UTILITY
- EXTENDED
- GROUND FLOOR WC

Meadow Grove off Brookvale Road is sited just off Kineton Green Road in a very convenient location and a short distance away from local schooling, West Warwickshire sports club and the A41 Warwick Road off which is access to Olton Railway Station offering services to Birmingham and beyond.

The A41 gives access, via Acocks Green, to the city centre of Birmingham and travelling in the opposite direction, passing the Dovehouse parade of shops, to the town centre of Solihull.

Solihull has a thriving business community and its own main line London to Birmingham railway station, opposite which is Tudor Grange Park and leisure centre and Solihull College.

Set back from the road behind gravel driveway with parking for numerous vehicles, a fore garden entrance door giving access to accommodation

ENTRANCE HALL

Accessed via front door and allows access into the reception rooms, kitchen and first floor.

DINING ROOM

10'0" x 11'5" (3.07 x 3.48)



A lovely room with lots of character having a large bay window to front elevation, picture rail, period fire place, ceiling light and wall mounted radiator.

LIVING ROOM

11'4" x 11'5" (3.46 x 3.48)



A snug reception room with fill height windows and glazed door to the rear elevation. Having fire place with classic surround, ceiling light and wall mounted radiator.

KITCHEN/DINING ROOM

7'10" x 15'7" max (2.4 x 4.75 max)



An extended kitchen/dining room with a range of wall mounted and base units with worktop over. With a range of integrated appliances including electric oven, gas hob, electric extractor and double ceramic sink with mixer tap. Having double aspect window to the rear elevation, access into utility room, ceiling light and wall mounted radiator. A real hub of the home with ample space for large table and occasional furniture.

UTILITY

7'11" x 7'3" (2.42 x 2.21)

A fitted utility with space and plumbing for washing machine and tumble dryer. With door onto side passage and access into WC

WC

A fitted WC with toilet and wash basin.

BEDROOM ONE
10'0" x 11'5" (3.07 x 3.48)



A large double room with bay window to front elevation. With ceiling light and wall mounted radiator.

BEDROOM TWO
11'4" x 11'5" (3.46 x 3.48)



Another double room with window to rear elevation, ceiling light and wall mounted radiator.

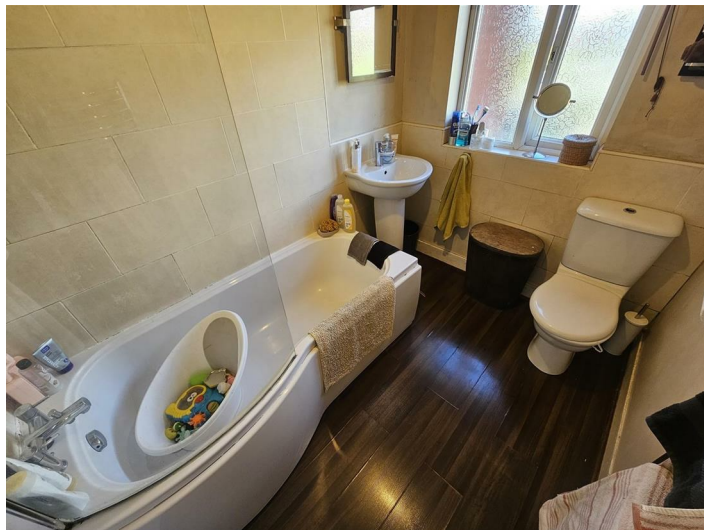
BEDROOM THREE
13'5" x 9'10" (4.10 x 3.02)

An extended double room with window to rear elevation, wall mounted radiator and ceiling light.

BEDROOM FOUR
6'9" x 5'4" (2.06 x 1.64)

A smaller room with window to front elevation, ceiling light and wall mounted radiator.

FAMILY BATHROOM
7'9" x 5'4" (2.37 x 1.64)



A fitted bathroom with bath and shower over, wash basin and toilet. With window to rear elevation and wall mounted radiator.

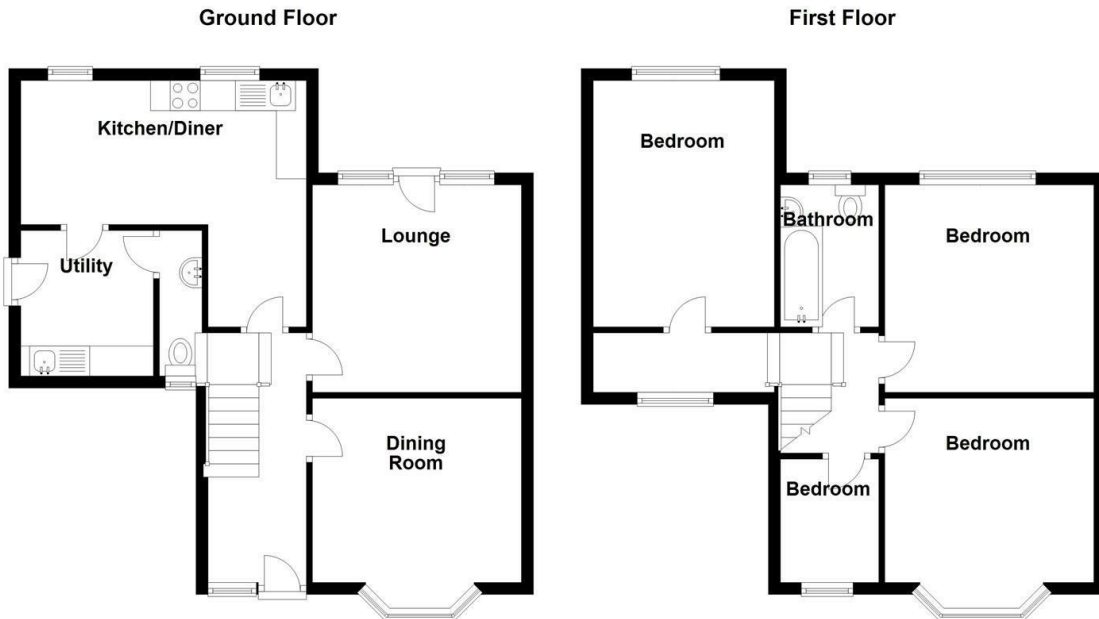
OUTSIDE



To the front of the property we have a good sized driveway allowing parking for numerous vehicles and a planted fore garden. To the rear we have a great sized private garden mainly laid to lawn with mature borders. Having patio area, garden shed and a private outlook.

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.



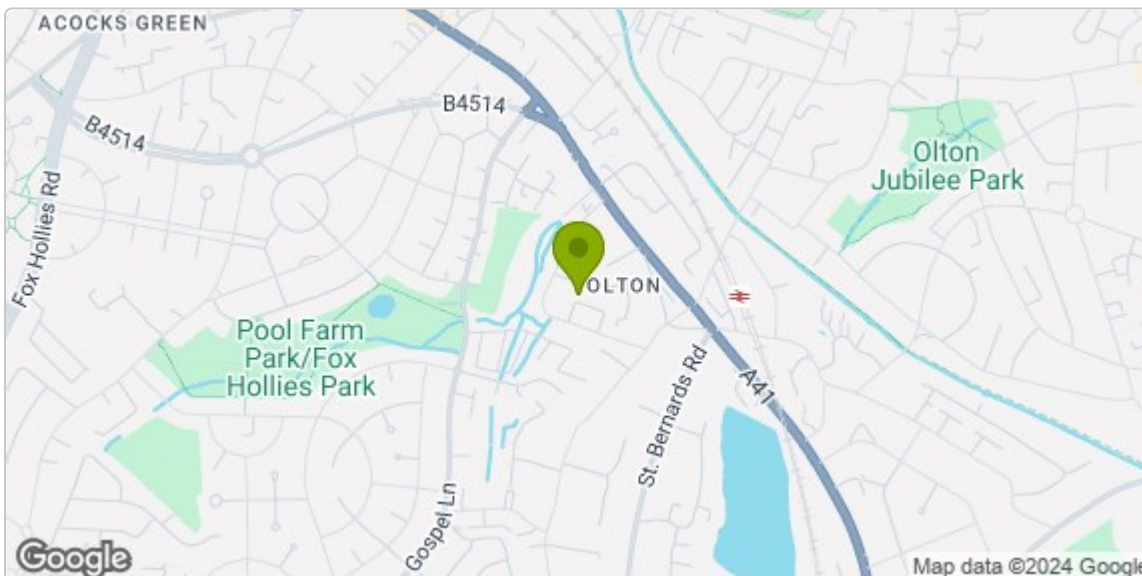
Total area: approx. 103.8 sq. metres (1116.9 sq. feet)

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

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:
15 Meadow Grove Solihull
Solihull B92 7JD

Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	