



Draycote Close, Solihull

Guide Price £297,500

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## Draycote Close, Solihull

The property is situated in a convenient location with local shops nearby and great transport links. Solihull Town Centre offers a wide choice of shopping facilities including Touchwood and John Lewis' department store along with numerous bars and restaurants. The A45 Coventry Road provides easy access to the M42 motorway, NEC, Birmingham International airport and train station and Resorts World.

Quietly situated beautifully presented & extended home in turn key condition. Superbly proportioned rear living room. Kitchen with appliances. WC/Utility. Three double bedrooms. Lovely bathroom. Landscaped private garden. Forecourt parking for two cars plus separate garage nearby.

### APPROACH

Full width brick block parking for two cars.

### PORCH

Upvc part glazed outer door with glazed inner door. coat hook rack.

### RECEPTION HALL

American style Oak laminate flooring. Cloaks cupboard.

### LIVING ROOM

The extended open plan spacious room has Oak flooring as previously described. Fire surround with contemporary electric fire & hearth. Central Upvc French doors with matching double glazed side windows. Coving.





## **KITCHEN**

Grey laminate flooring to match the high gloss units that provide base cupboards & drawers. Inset acrylic sink & drainer below Upvc double glazed window. Inset halogen hob with stainless steel cooker hood above. Double oven & grill. Integrated fridge/freezer. Pantry unit. Tiled splashbacks with wall cupboards.

## **GUESTS WC**

Dual flush unit & wall mounted wash basin. Obscure glazed side window. Plumbing for a washing machine. Chrome radiator.

## **LANDING**

Shelved store cupboard & adjacent drying cupboard housing Baxi combination boiler.

## **BEDROOM ONE (Rear)**

Two double fitted wardrobes. TV point.

## **BEDROOM TWO (Rear)**

Again an extended room with large store cupboard.

## **BEDROOM THREE (Front)**

A double bedroom with two fitted wardrobes.



## BATHROOM

Beautifully appointed with a tiled floor & extensively tiled walls. With a white suite providing with with glass side screen & electric shower over. WC & wash basin. Obscure double glazed window. Chrome towel rail/radiator. .

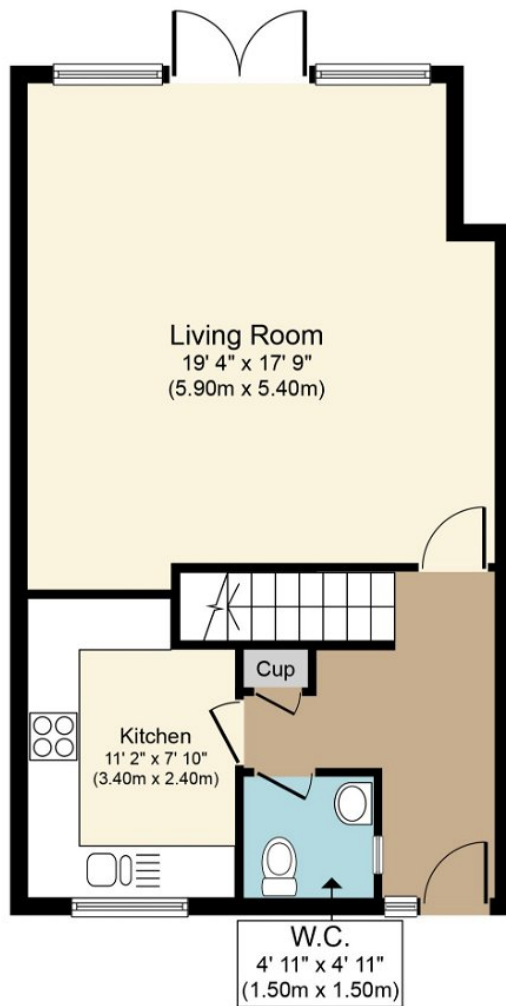
## LANDSCAPED GARDEN

Full width riven paced patio. Footpath & steps at one side leading to rear gate. Three levels of lawns backed by timber sleeper edging.

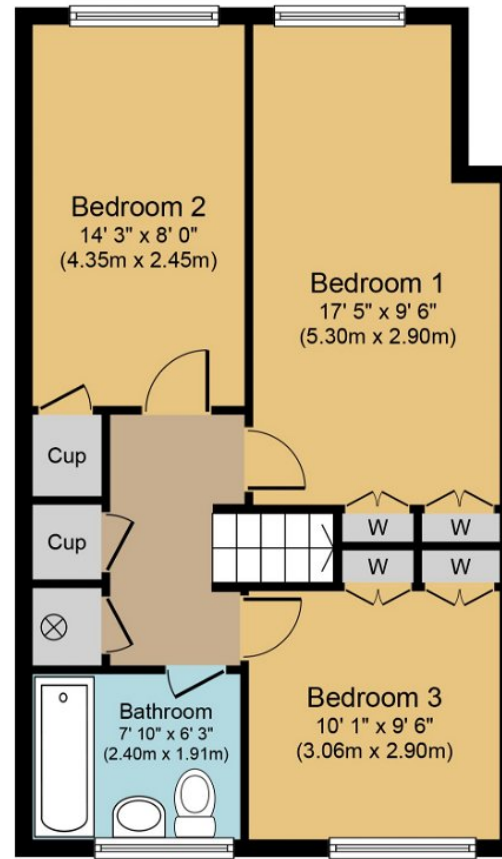
## GARAGE

Situated in a nearby block.





**Ground Floor**  
Approximate Floor Area  
**536 sq. ft.**  
(49.8 sq. m.)



**First Floor**  
Approximate Floor Area  
**536 sq. ft.**  
(49.8 sq. m.)

**Approx. Gross Internal Floor Area 1,071 sq. ft. (99.5 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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