



Studley Croft, Solihull, B92 9BQ

£320,000

Hawkins & Patterson
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Studley Croft, Solihull, B92 9BQ

A beautifully presented semi detached home situated in a quiet cul-de-sac location. The property briefly comprises of enclosed porch, entrance hallway, living room, extended family dining area, fitted recently refitted kitchen, three bedrooms, loft room, modern bathroom and good size rear garden with workshop to rear. EPC BAND D

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Solihull Town centre offers a wide choice of shopping facilities, restaurants and bars including Touchwood Shopping Centre & Cineworld multi screen cinema, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

The property stands back from the road behind a brick set driveway with ample parking space. Double glazed entrance door with side windows leads through to the entrance porch and onto;

ENTRANCE HALLWAY

Stairs off to the first floor, radiator and doors to;





LIVING ROOM

Double glazed window to front, radiator and double doors to the family room.

BREAKFAST/KITCHEN

An extensive range of re-fitted base, wall and drawer units with work surfaces over, one and a half sink drainer with mixer tap, fridge/freezer, dishwasher, washing machine, double glazed window overlooking the rear garden, tiled flooring with underfloor heating, door to the side passage and opening to;

FAMILY/DINING ROOM

Tiled floor and underfloor heating, radiator, inset ceiling downlights double doors to the living room and double glazed french door to the rear garden.

FIRST FLOOR LANDING

Fixed steps to loft/ hobbies room, double glazed window to side and doors to;



BEDROOM ONE

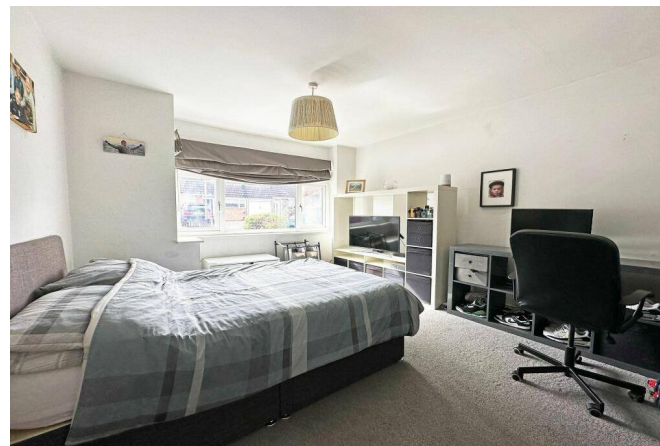
Double glazed window to rear and radiator

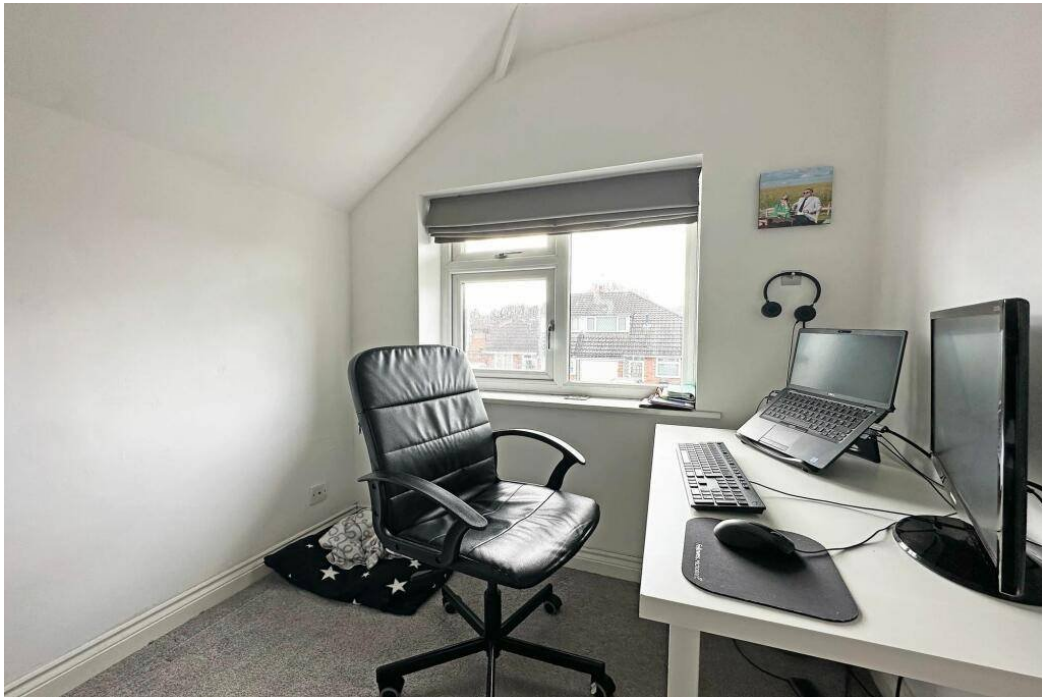
BEDROOM TWO

Double glazed window to front and radiator

BEDROOM THREE

Double glazed window to front and radiator.





BATHROOM

Frosted double glazed window to rear, feature tiled walls and flooring, white suite with WC, wash basin with vanity unit beneath, panelled bath and thermostatic shower over.

LOFT/ HOBBIES ROOM

Double glazed sky light window

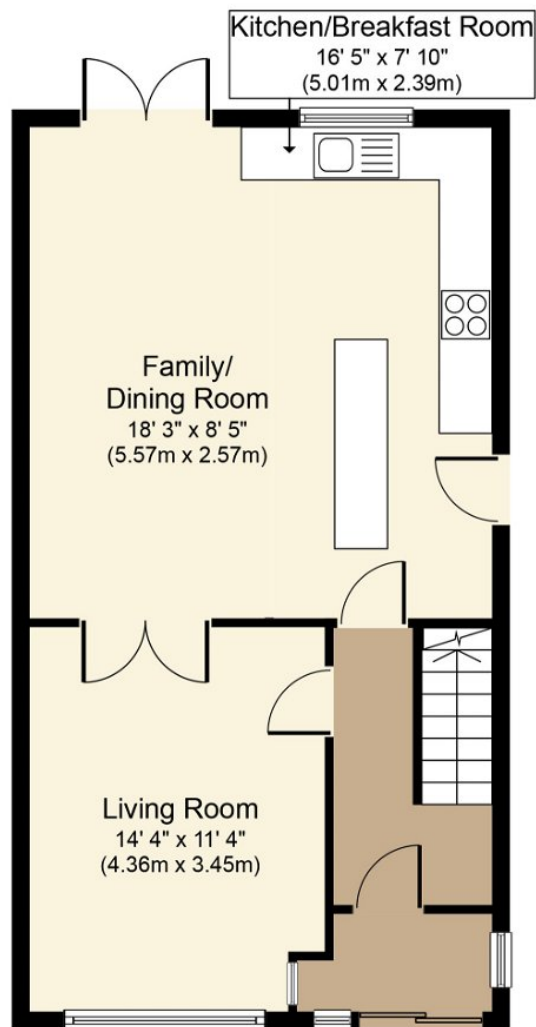
REAR GARDEN

Generous paved patio area, external power point, cold water tap, laid lawn, flower border, panel fencing to both sides, paved path extending to the rear with a further paved terrace and access to the garden shed and brick workshop. (there is power running to the outside of the workshop which needs to be connected).

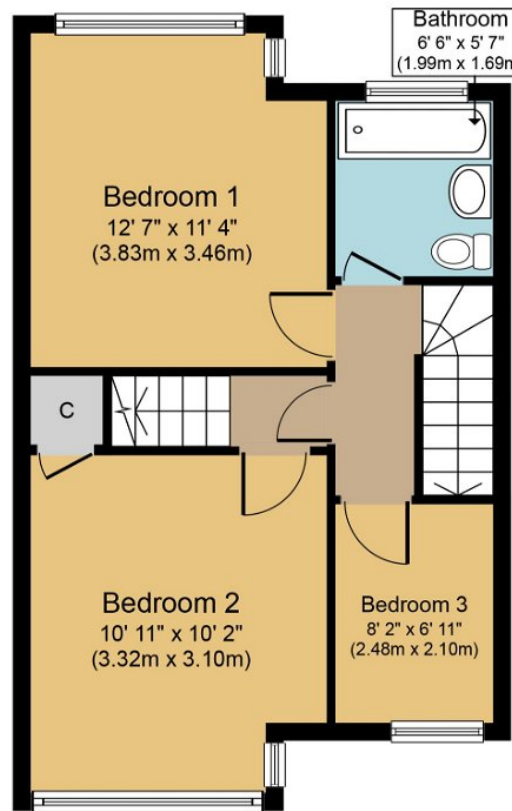
ITEMS INCLUDED IN THE SALE

Dishwasher, washing machine, all carpets, all curtains, all blinds, some light fittings, garden shed and brick built outhouse. Newly installed HIVE heating system.

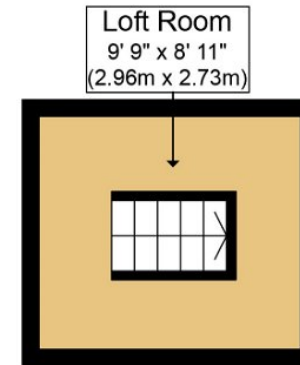




Ground Floor
Approximate Floor Area
567 sq. ft.
(52.7 sq. m.)



First Floor
Approximate Floor Area
443 sq. ft.
(41.2 sq. m.)



Second Floor
Approximate Floor Area
84 sq. ft.
(7.8 sq. m.)

Approx. Gross Internal Floor Area 1,094 sq. ft. (101.6 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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