



Fulford Hall Road, Tidbury Green, Solihull

Guide Price £650,000

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Fulford Hall Road, Tidbury Green, Solihull

Scope for development (STPP). A deceptively spacious detached bungalow situated on a generous plot within a very popular location on the edge of Earlswood. Three bedrooms, spacious living room, family/ garden room, kitchen, utility, Wc, garage and good sized private rear garden.

LOCATION

This deceptively spacious detached bungalow is situated in a very popular location on the border of Solihull and Earlswood. Witlocks End train station is within walking distance of the property with train services to Birmingham and Stratford-upon-Avon. There is easy road access to the Alcester Road and M42 motorway, which forms the hub of the motorway network. Excellent shopping facilities can be found in the local town centres of Solihull, Shirley and Redditch. The beautiful Ealswood lake and craft centre are minutes away offer pleasant walks around the 22 acres reservoirs.

The property is well set back from the road behind a lawned foregarden with paved driveway and forecourt offering parking for several vehicles. Access is gained via a double glazed door leading to;

ENCLOSED PORCH

Double glazed windows to side, tiled floor and frosted double glazed door to;

WELCOMING ENTRANCE HALL

Radiator, doors off to all rooms, perspex loft hatch giving natural light to the hallway and pull down ladder to access the boarded loft space/ hobbies room. With light power and window.

SPACIOUS LIVING ROOM

Double glazed windows to front and rear, marble stone fireplace surround, coving to ceiling, radiator and double glazed sliding doors to the garden/ family room.





KITCHEN

Matching fitted base, wall and drawer units, roll top work surfaces, tiled splashbacks, one and a quarter sink drainer with mixer tap, built in Stoves oven and grill, five ring gas hob with extractor over, double glazed door to utility and door to garden/ family room.

GARDEN/ FAMILY ROOM

Double glazed windows overlooking the rear garden, two radiators, double glazed French doors to the patio, coving.

UTILITY ROOM

Window to side, sink drainer unit, fitted base and wall units, Tiled floor, door to garage and door to the rear porch area. Having a door to the rear garden and door to;

WC

Wall mounted butlers sink, fitted cupboard, WC and wall mounted Worcester Bosch combi boiler.

BEDROOM ONE

Double glazed bow window to front, radiator.

BEDROOM TWO

Double glazed bow window to front and radiator.

BEDROOM THREE

Double glazed window to garage and radiator.





BATHROOM

Matching coloured suite: WC, pedestal wash basin, cast iron bath, separate cubicle with Grohe shower, tiled splash backs, ceiling downlights, frosted double glazed window to side and radiator.

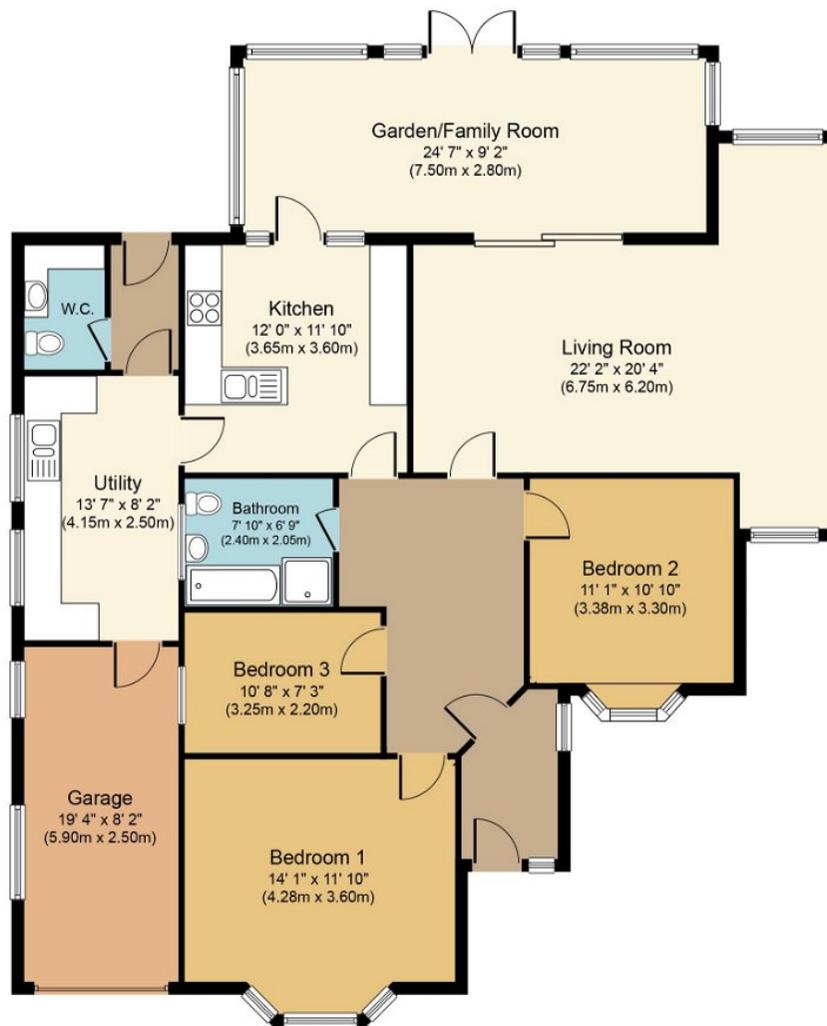
GARAGE

Electronic roller shutter garage door, light and power points, two windows to the side and door to the utility room.

REAR GARDEN

A delightful, large rear garden. Mainly laid to lawn, well stocked flower and shrubbery beds, greenhouse, pergola, gated side passage, mature evergreens. The rear of the garden has vegetable patches and small wire fencing to the boundary.





Approximate Floor Area
1,650 sq. ft.
(153.3 sq. m.)

Approx. Gross Internal Floor Area 1,650 sq. ft. (153.3 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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