



Mirfield Road, Solihull, B91 1JD

Guide Price £980,000

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Mirfield Road, Solihull, B91 1JD

A handsome five bed traditional detached property within a very sought after cul-de-sac location, walking distance to Solihull Town centre and train station.

A very handsome and characterful, detached family home which is situated in a sought after and peaceful cul-de-sac location. An excellent home for keen golfers with the highly regarded 'Olton Golf Club' on your doorstep, offering an 18 hole, par 69 (6254 yard), private, 95 acre parkland golf course which was established in 1893.

Solihull offers an excellent range of amenities including the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. Only a short walk to Dove House Lane where Dove House Parade offers a range of shops including a bakery, butchers and Spar amongst others.

There are commuter train services from Solihull Station to Birmingham and London Marylebone. The international line runs directly to London Euston in 70 minutes.

In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways. Solihull town centre 1.4 miles, Central Birmingham 6.5 miles, M42 (J5) 3.3 miles, M6 (J6) 9.5 miles, Birmingham Airport/NEC 5.1 miles (distances approximate).

The property is situated towards the end of the cul-de-sac and set back from the road behind a block paved driveway with space for several vehicles, lawned garden and access is gained via an attractive arched bricked recessed porch and arched entrance door leading through to;

RECEPTION HALL

A welcoming wide reception hall with feature three quarter height Oak panelling, Oak floor, radiator, stairs off to the first floor with understairs cloak room, doors off too:





DINING ROOM

Double glazed bay window to the front, two radiators, Oak flooring, coved cornice.

LIVING ROOM

Coved cornice, two radiators, gas living flame fire on a raised tiled hearth window and door through to;

CONSERVATORY

Glazed windows overlooking the rear garden and golf club, opening roof windows, tiled floor, French door to the rear garden & double doors to;

BREAKFAST ROOM

Built in alcove dresser units and display cabinets, Oak flooring, dado rail, radiator and archway to;

KITCHEN

Ample fitted base, wall & drawer units with roll top worksurfaces, tiled splashbacks, one & half sink drainer unit, built in electric oven and hob with extractor over, integrated fridge, freezer, dishwasher, combi oven/ microwave, window enjoying views over the rear garden and golf club and door to;





LAUNDRY ROOM

Wall mounted Bosch central heating boiler (Oct 2021), fitted base and wall units, roll top worksurfaces, sink drainer, tiled floor, double glazed window to rear, two sky lights, plumbing for washing machine, door to the garage and door to;

GUEST WC

Tiled floor, white suite WC & Douche bidet, wash basin.

TWIN GARAGES

One side is more suitable for storage with light and power with door to main garage area, again with light and power double doors to the driveway.



FIRST FLOOR LANDING

Access via a lovely wide staircase to a spacious gallery landing area, shelved airing cupboard, double glazed window to front, inset ceiling downlights, picture rail, doors to:

BEDROOM ONE

A fantastic, spacious master bedroom, fully fitted suite with wardrobes, bedside cabinets, head board, bed, over bed unit with downlights, double glazed bay window to rear with a lovely view over the rear garden and golf club, radiator and door to;

SPACIOUS ENSUITE BATHROOM

White suite with Wc & Douche bidet, pedestal wash basin, corner bath, separate double shower cubicle with thermostatic shower, tiled splashbacks, tiled flooring, chromed heated towel rail, ceiling downlights, bathroom storage units and double window to rear.



BEDROOM TWO

Double glazed bay window to front, radiator, four double and one single fitted wardrobe, coving.

BEDROOM THREE

Double glazed window to rear, coving and side and radiator.

BEDROOM FOUR

Double glazed window to front and radiator.

FAMILY SHOWER ROOM

White suite RAK ceramics Wc Douche bidet, pedestal wash basin, walkin cubicle with thermostatic shower, extractor fan, ceramic tiled splashbacks and floor and obscured double glazed window to side.





BEDROOM FIVE (Second floor)

Access via the stairs from the first floor landing, radiator, double glazed window with the lovely view over garden and golf club, airing cupboard with hot water tank, useful store room or dressing room and door to;

ENSUITE WC

Window to side, RAK ceramic white suite with WC Douche bidet, wash basin and tiled splashback.

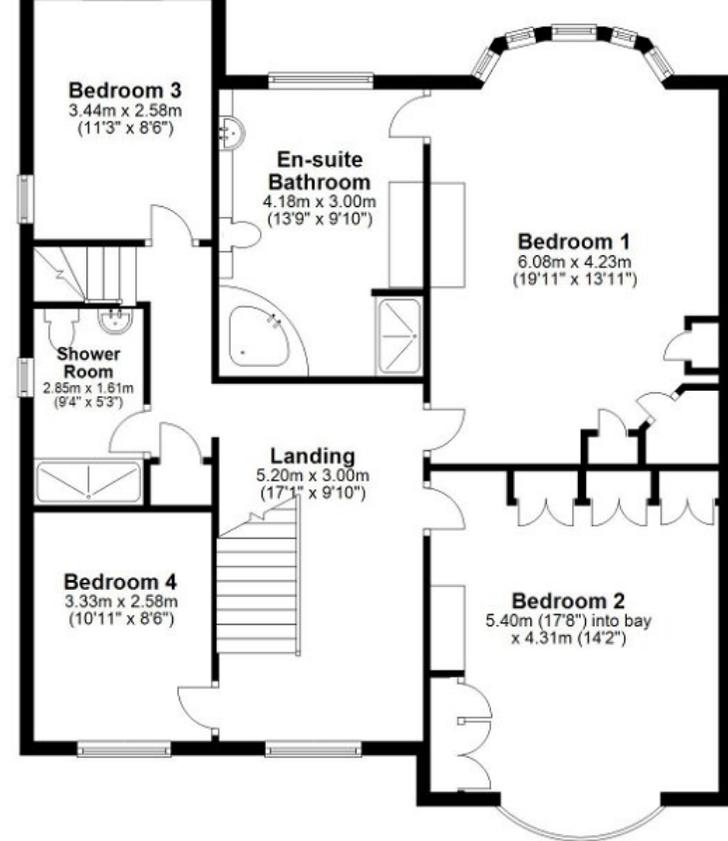
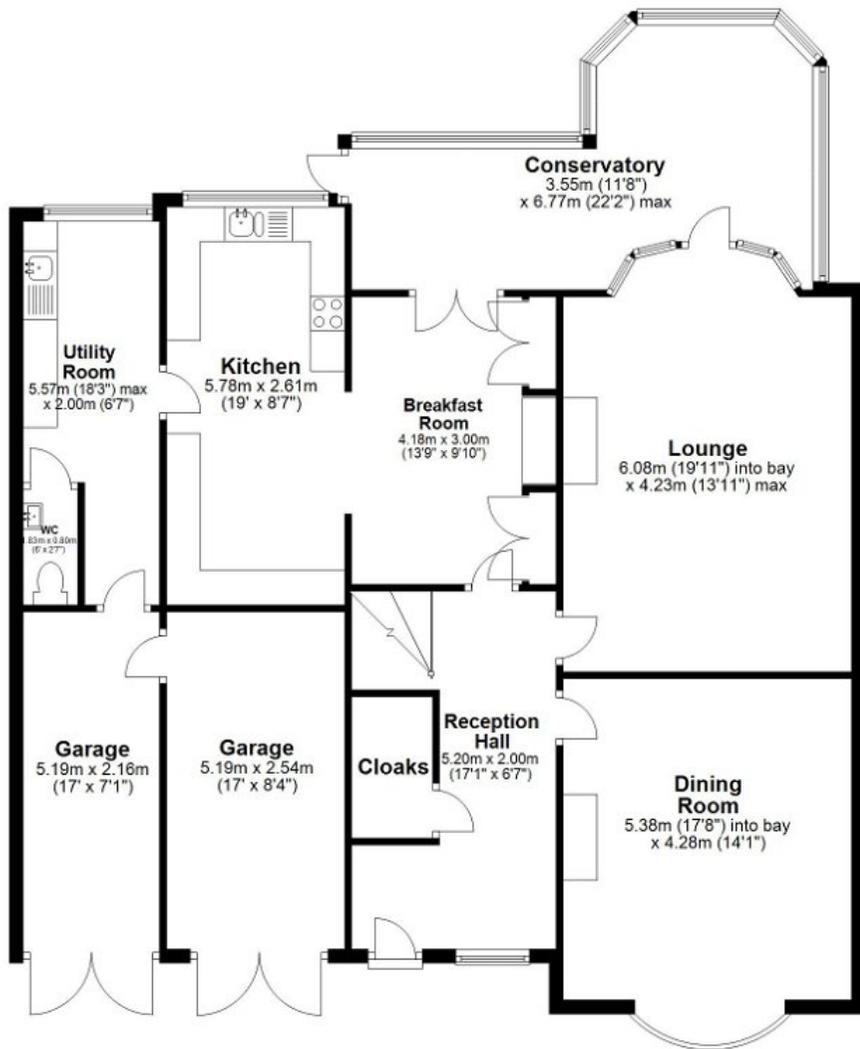
REAR GARDEN

A lovely mature and private rear garden adjoining Olton golf club and there is a public foot path on the edge offering a lovely walk around the 95 acres. Paved patio area, security light, cold water tap, gated side passage, generous laid lawn, flower boarder, paved path extending to the rear of the garden with a garden shed. A wonderfully secluded and quiet spot, yet close to all of the amenities Solihull offers.



Ground Floor

Approx. 146.5 sq. metres (1576.9 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.3 sq. feet)

