



Spring Close, Solihull, West Midlands B91 1RA

GUIDE PRICE £1,290,000

Hawkins & Patterson
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The property stands back from the road behind a large stone chipped driveway with a recessed porch and double glazed door with frosted side windows leading to;

GRAND RECEPTION HALL

Feature staircase off to the gallery landing, understairs storage cupboard, Karndean flooring, built in double cloaks cupboard, coved cornice, radiator with decorative cover and doors to:

GUEST WC

White suite, WC, pedestal wash basin, tiled splashback, radiator, frosted double glazed window to side, Karndean flooring and ceiling downlights.

STUDY

Double glazed window to front, Amtico flooring, fitted study furniture, coved cornice and radiator.

LIVING ROOM

Feature Portuguese fireplace surround, gas living flame fire, tiled hearth and double glazed windows to either side. Double glazed French doors and side windows to the patio, coved cornice and Amtico flooring.

DINING ROOM

Two double glazed windows to side, two radiators, Amtico flooring, double glazed window to front and coved cornice.





KITCHEN/ BREAKFAST ROOM

An extensive range of fitted, base, wall and draw units with granite worktops and fitted breakfast table, one and a half sink drainer unit, integrated dishwasher and fridge, built in electric oven and grill, four ring hob and extractor over. Double glazed

FAMILY ROOM

Amtico flooring, radiator, double glazed window to rear, coved cornice.

UTILITY

Tiled floor, double glazed door to side garden, fitted base and wall units, worktops, sink drainer, cupboard housing the central heating boiler.

GALLERY LANDING

Double glazed window to front, coved cornice, airing cupboard and loft hatch.

MASTER BEDROOM

Double glazed window to front and side, coved cornice, ample fitted wardrobes and built in storage, dressing table and door to;

ENSUITE

Frosted double glazed window to side, chromed heated towel rail. Refitted white suite with WC, Built in storage cupboards and vanity unit with wash basin, panelled bath, corner shower cubicle and thermostatic shower, ceiling downlights and extractor fan.





BEDROOM TWO

Double glazed window to rear, radiator, coved cornice, built in wardrobes and door to;

ENSUITE

Frosted double glazed window to rear, fitted storage units, wash basin, WC, corner shower cubicle and thermostatic shower, shaver point, ceiling downlights and extractor fan.

BEDROOM THREE

Double glazed window to front, radiator, coved cornice, built in wardrobes and fitted dressing table

BEDROOM FOUR

Double glazed window to rear, radiator, coved cornice and built in wardrobe.

BEDROOM FIVE

Double glazed window to rear, fitted wardrobes and drawer unit, radiator and coved cornice.

FAMILY BATHROOM

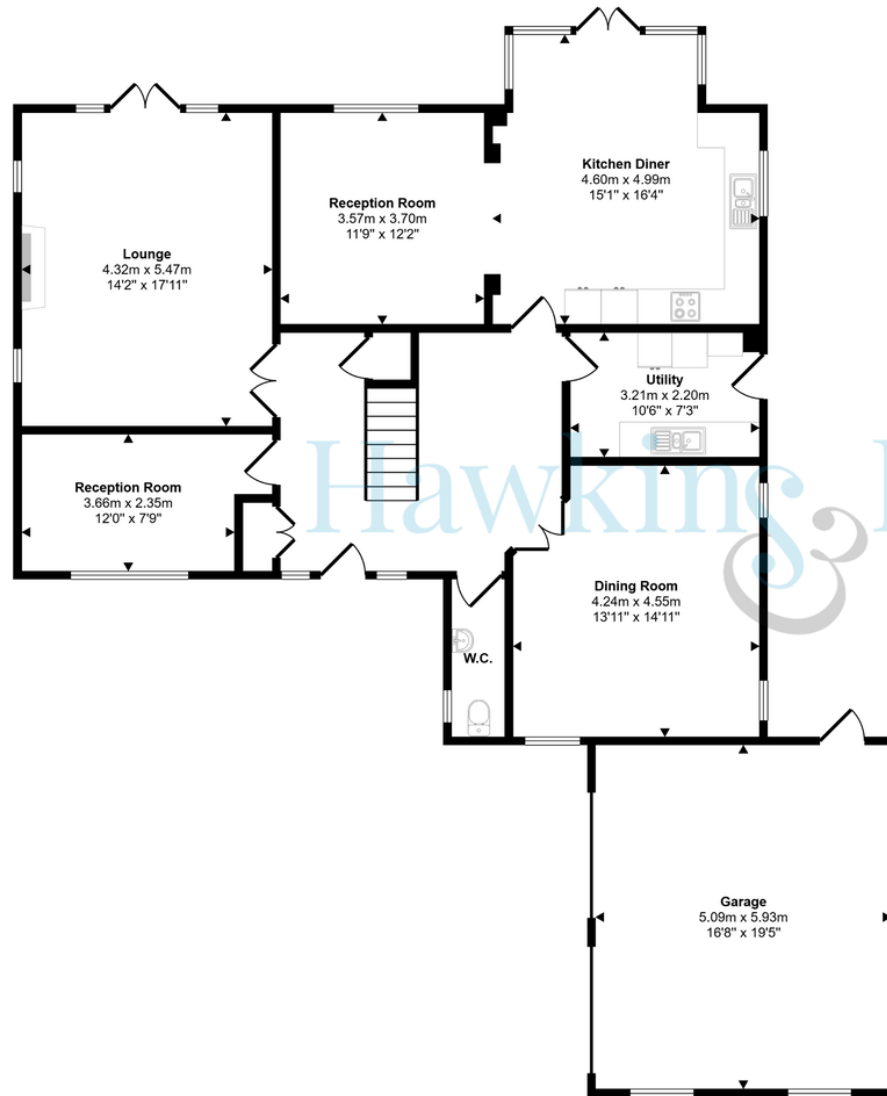
Refitted white suite with WC, wash basin, built in storage cupboard, chromed heated towel rail, airing cupboard, panelled bath with shower over, downlights and extractor fan.

DOUBLE GARAGE

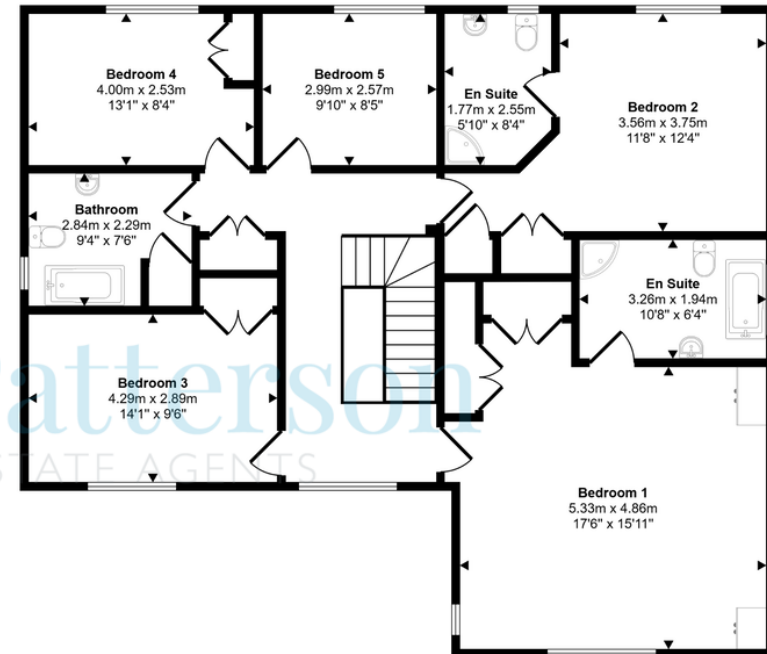
Twin, remote control electric roller shutter doors, double glazed door to side, light and power, storage space above.



Approx Gross Internal Area
268 sq m / 2889 sq ft



Ground Floor
Approx 151 sq m / 1629 sq ft



First Floor
Approx 117 sq m / 1260 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.