



Ulverley Green Road, Solihull, West Midlands, B92 8BL
£675,000

**Hawking
& Patterson**



A rare opportunity to acquire this impressive, extended five-bedroom detached home, offering beautifully presented and exceptionally spacious open-plan living throughout. Solar panels on the rear roof providing low energy costs. Boasting a desirable south-facing garden and finished to a high standard, this property truly must be viewed to be fully appreciated.

Ideally situated on Ulverley Green Road, the home is just a short stroll from Olton Railway Station and the highly regarded 'Platform 3' bar and restaurant, making it perfect for convenient commuting and relaxed local dining. Solihull itself provides an outstanding range of amenities, including the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool and Leisure Centre, plus excellent parks and athletic facilities. The area offers superb schooling options for all ages, with both public and private schools for boys and girls.

For commuters, Solihull Station provides direct rail services to Birmingham (approximately 8 miles) and London Marylebone. The National Exhibition Centre, Birmingham International Airport and Birmingham International Railway Station are all within a 10–15 minute drive, and the nearby M42 offers fast links to the M1, M5, M6 and M40 motorway networks.

The property occupies a generous and wide plot offering parking for numerous vehicles on the large, block paved driveway with walled edge and external lighting and covered wheelie bin store. Access to the property is gained via a composite entrance door leading to;

ENCLOSED PORCH

Tiled floor, ceiling downlights, two frosted double glazed windows and attractive arched, double glazed door to;

ENTRANCE HALL

Stairs off to the first floor, Herringbone pattern tiled floor , radiator and coved cornice.

GUEST WC

Feature tiled splashbacks, Herringbone pattern tiled floor, two obscured double glazed windows, chromed radiator, understairs cupboard, modern suite with wall mounted WC, vanity unit, marble top and countertop vessel sink and mixer tap.

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LOUNGE

Coved cornice to ceiling, double glazed bay window to front, built in window seat and storage, radiator and feature Soho collection, steel look doors into;

DINING ROOM

Recessed bluetooth ceiling speakers, coved cornice, double glazed window and door to the garden and opening to;

LIVING ROOM

Recessed bluetooth ceiling speakers, coved cornice, two radiators, double glazed window overlooking the garden and French doors to side.

MODERN REFITTED KITCHEN

Recessed bluetooth ceiling speakers, ceiling downlights, double glazed window overlooking the rear garden. Matching gloss fronted base wall and drawer units with feature quartz worktops and full splashbacks. Induction hob and extractor over. Underfloor heating, two built in ovens, wine cooler and integrated dishwasher. Herringbone pattern tiled floor, one and a quarter sink drainer with Quooker boiled water tap with pull out spray, waste disposal incinerator and door to;

UTILITY ROOM

Plumbing and space for washing machine, tumble dryer and fridge freezer. Double glazed doors to front and rear, wall mounted Worcester Bosch combi boiler.

GALLERY LANDING

Double glazed window to front and side, loft hatch, airing cupboard and doors off to:

BEDROOM 1

Double glazed window to rear, radiator, door to bedroom 3/ dressing room and door to;

ENSUITE

Ceiling downlights, extractor fan, chromed heated towel rail, modern white suite with WC, double shower cubicle with thermostatic shower and spray attachment, wood vanity unit with countertop circular basin and mixer tap.



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BEDROOM 2

Double glazed bay window to front, radiator, fitted bedroom suite of ample wardrobes, drawer and bedside cabinets with storage cupboards over the bed space. Additional built in wardrobe and door to

ENSUITE

Modern white suite with WC, pedestal wash basin, corner shower cubicle with thermostatic shower and separate spray attachment, ceiling downlights, feature tiled splashbacks and chromed heated towel rail.

BEDROOM 3/ DRESSING ROOM

Double glazed window to rear, radiator and door to bedroom 1.

BEDROOM 4

Double glazed window to front, laminate flooring and radiator.

BEDROOM 5

Double glazed window to side, radiator and built in cupboard.

FAMILY BATHROOM

Beautifully appointed with a modern white suite. WC, Jacuzzi bath, wooden vanity unit with his and hers countertop oval wash basins, obscured double glazed window and chromed heated towel rail.

GARAGE

Remote control roller shutter garage door, light and power points.

SOUTH FACING REAR GARDEN

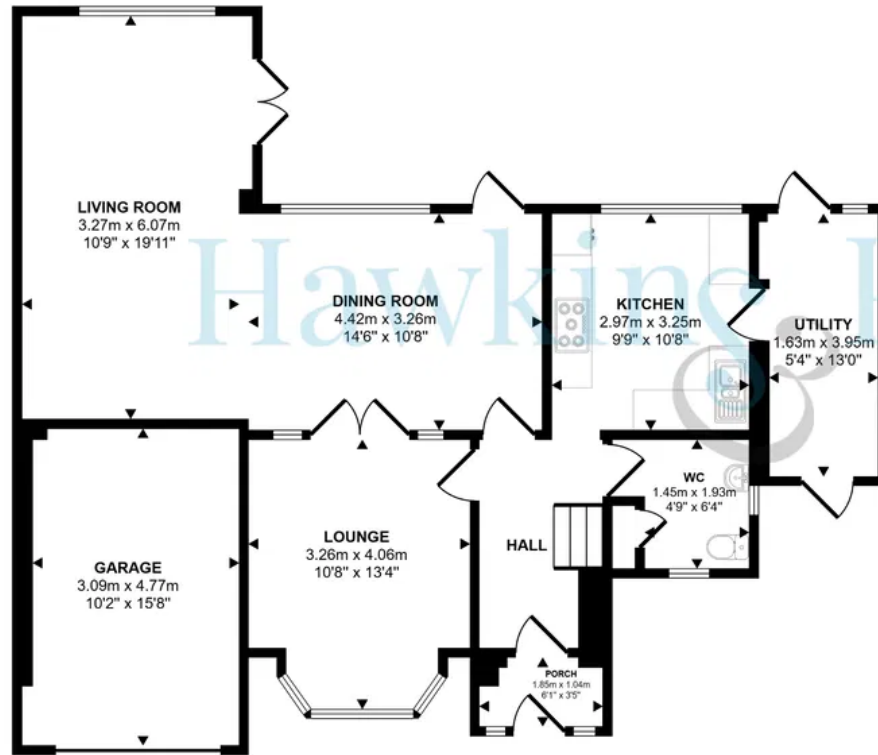
Feature composite decked terrace, paved patio, shaped lawn, panel fencing to sides and rear. Open front timber store with pitched, tiled roof. Solar panels on the rear south facing roof offering low energy bills. and money back.

COUNCIL TAX

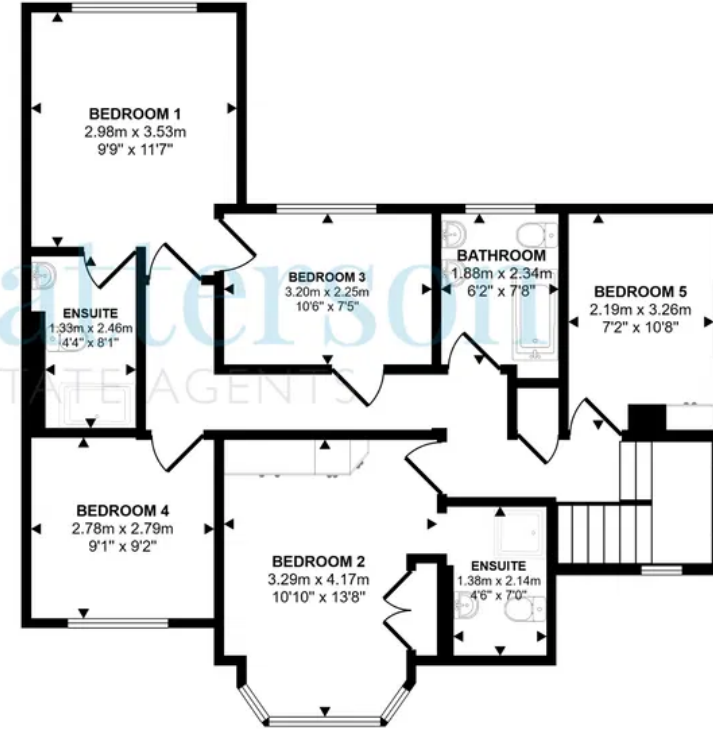
Band E (Solihull metropolitan borough council).



Approx Gross Internal Area
170 sq m / 1831 sq ft



Ground Floor
Approx 96 sq m / 1028 sq ft



First Floor
Approx 75 sq m / 803 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.

Hawkins & Patterson

110 High Street, Henley-in-Arden, Warwickshire

01564 795 757

sales@hawkinspatterson.com

<http://www.hawkinspatterson.com/>

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