

Peter Clarke



Overslade Road, Solihull, B91 3NA

£400,000

A beautifully presented modern end mews property in a lovely discreet and quiet position of the road. Attractive living room, superb kitchen/ dining room, guest Wc, three bedrooms, modern ensuite and bathroom, garage and parking.



The property is situated in a Prime position within walking distance to well regarded schools, Solihull College, Train Station and Town Centre. Solihull Train Station offers commuter services into Birmingham City Centre and London Marylebone. Solihull Town Centre boasts a wide choice of bars and restaurants along with a variety of shops including John Lewis department Store and Touchwood shopping centre with Multi Screen Cinema. There is easy road access to the M42, M6, M40, M1 and M5, NEC Arena, Birmingham International Airport and Railway Station. The retail park off Marshall Lake Road offer extensive shopping including Next and soon to open M&S department store

APPROACH The property is situated in a private position at the end of a driveway with four other homes, there is a paved path and lawned foregarden, security light and canopy porch, access is gained via a double glazed entrance door leading to;

ENTRANCE HALL Central heating radiator, power points, spindle staircase leading to the first floor, UPVC double glazed window and leading off;

GUEST WC With wc, pedestal wash basin with tiled splashback, ceramic tiled floor, central heating radiator and UPVC obscure glazed window.

ATTRACTIVE LOUNGE 16' 4" x 10' 10" (4.98m x 3.3m) Central heating radiator, UPVC double glazed window, TV point and power points.

MODERN KITCHEN/ FAMILY/ DINING ROOM 19' 0" x 12' 5" (5.79m x 3.78m) Having an extensive range of luxury fitted units comprising of an inset one and a half bowl sink with side drainer and cupboards beneath, range of base and wall cupboards, fitted appliances including an Bosch four ring electric hob with extractor hood over,

Bosch oven, integrated larder fridge and freezer, dishwasher, washer dryer, breakfast bar, UPVC double glazed window, UPVC double opening French doors opening onto the rear garden, central heating radiator, ample space for a dining table, ceramic tiled floor, two central heating radiators and power points.

FIRST FLOOR LANDING With hatch to the roof space, central heating radiator, power points and leading off:-

BEDROOM ONE 11' 7" x 9' 8" (3.53m x 2.95m) UPVC double glazed window, central heating radiator, telephone point, power points and open aspect through to:-

DRESSING AREA 5' 2" x 4' 0" (1.57m x 1.22m) Built in double and separate single wardrobes, UPVC double glazed window.



MODERN ENSUITE SHOWER 8' 5" x 2' 10" (2.57m x 0.86m) Being fully tiled, having a low flush wc, vanity wash basin, separate shower cubicle with powershower and heated towel rail.

BEDROOM TWO 10' 0" x 8' 6" (3.05m x 2.59m) UPVC double glazed window, central heating radiator, built in double wardrobe and power points.

BEDROOM THREE 10' 4" x 7' 0" (3.15m x 2.13m) UPVC double glazed window, central heating radiator and power points.

MODERN FAMILY BATHROOM 6' 10" x 6' 1" (2.08m x 1.85m) Being part tiled comprising of a modern white suite, panelled bath with shower over, shower screen, pedestal wash basin, low flush wc and central heating radiator.

GARAGE 17' 8" x 8' 7" (5.38m x 2.62m) With up and over door and courtesy door to the side. Parking space to the front and lighting.

REAR GARDEN Feature paved patio, laid lawn, flower border and side gate.



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains XXX connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is



