

Horton & Storey



Swinbrook Way, Shirley, Solihull,

Offers Over **£600,000**

Property Features

- TUDOR GRANGE ACADEMY CATCHMENT
- SIGNIFICANTLY EXTENDED
- FIVE DOUBLE BEDROOMS
- TUBE ENGINEERED
- DOUBLE GARAGE
- LARGE WRAP AROUND REAR GARDEN
- TWO CONSERVATORIES
- EXTENDED KITCHEN

Full Description

LOCAL AREA

Set in a quiet cul-de-sac location in a very popular estate within the Tudor Grange Academy catchment area, the property is close to amenities such as Shirley Retail Park, Touchwood Shopping Centre, Shirley High Street and a range of transport links including the M42 motorway.

APPROACH

The property is approached via a drive leading to the path taking you to the porch door.

GROUND FLOOR

ENTRANCE HALL

This welcoming entrance hall has a central heating radiator, stairs leading to the first floor landing and doors leading to ground floor rooms.

DINING ROOM/STUDY 9' 10" x 14' 11" (3.0m x 4.57m)

Currently being used as a home office it has two double glazed windows and two central heating radiators.

GUEST WC

Located on the ground floor, there is a low level wc, sink, double glazed window, heated towel rail, tiling to the floor and to splash prone areas.

LOUNGE 14' 9" x 18' 0" (4.5m x 5.49m)

A large and bright lounge that benefits from lots of natural light due to having sliding patio doors leading to the large conservatory. There are two central heating radiators and a stove fire with a feature fireplace.

EXTENDED KITCHEN 9' 11" x 21' 7" (3.04m x 6.60m)

Having an extensive range of luxury fitted units with a granite work surface, breakfast bar, an inset sink unit with



side drainer, a range of base and wall cupboards, space for a freestanding range cooker, integrated dishwasher, wine cooler, ceramic tiled floor, double glazed window to the front elevation, door leading to the utility room, door leading to the conservatory and a central heating radiator.

UTILITY ROOM 7' 11" x 7' 8" (2.42m x 2.35m)

Having a range of units, inset sink, plumbing for a washing machine, tiling to the floor, central heating radiator, double glazed window and a door leading to the patio.

MAIN CONSERVATORY 16' 2" x 19' 8" (4.95 (max) m x 6.0 (max) m)

A large conservatory at the rear of the property over looking the rear garden, currently being used as a dining room/living area, a tiled floor, central heating radiator and double doors leading to the patio.

SECOND CONSERVATORY 9' 6" x 9' 11" (2.92m x 3.04m)

Situated on the side of the property benefiting from a tiled floor and double doors leading to the patio.

FIRST FLOOR

LANDING

A large 'L shaped' landing with two double glazed windows, two central heating radiators, access to the loft and doors leading to the first floor accommodation.

MASTER BEDROOM 10' 11" x 13' 5" (3.33m x 4.10m)

The master bedroom has a double glazed window to the rear elevation over looking the rear garden, a large range of fitted wardrobes and a door leading the the en suite.

ENSUITE

The suite comprises of a shower cubical, a vanity unit that incorporates the sink and wc, heated towel rail, tiled walls, tiled floor and a double glazed window.

BEDROOM TWO 10' 4" x 10' 1" (3.17m x 3.08m)

A double bedroom with a double glazed window, central heating radiator, an opening leading to the wardrobe area and a door leading to the en suite.

ENSUITE TWO

The suite comprises of a shower cubical, a vanity unit that incorporates the sink and wc, heated towel rail, tiled walls, tiled floor and a double glazed window.

BEDROOM THREE 10' 4" x 11' 0" (3.17m x 3.36m)



A double bedroom with a double glazed window to the rear elevation overlooking the rear garden and a central heating radiator.

BEDROOM FOUR 13' 5" x 15' 4" (4.09 (max) m x 4.68 (max) m)

Part of the extension this double bedroom benefits from a double glazed window, central heating radiator, a space for wardrobes and a door leading to the recently refitted ensuite.

REFITTED ENSUITE

Being recently refitted the suite comprises of a sink with mirror above it (fitted with a blue tooth speaker), wc, shower, heated towel rail, double glazed window, tiling to the floor and walls.

BEDROOM FIVE 7' 5" x 14' 7" (2.27m x 4.45m)

Part of the extension this bedroom has a double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes.

REFITTED FAMILY BATHROOM

Being recently refitted this family bathroom suite comprises of a panelled bath with feature wall tiling, sink with mirror above it (fitted with a blue tooth speaker), wc, separate shower cubicle with over head rainfall shower, heated towel rail, tiling to the floor and walls.

**OUTSIDE
GARDEN**

This large wrap around garden is perfect for families and the keen gardener. There is large patio area leading from the front of the property around to the rear, with a generous lawn bordered with mature shrubs and trees. There is plenty of room to re model the garden to your own liking, it offers plenty of potential and also benefits from having a space for a shed, a green house and has access to the front of the house.

DOUBLE GARAGE 16' 8" x 17' 3" (5.1m x 5.27m)

This really is a double garage having two garage doors to



%epcGraph_c_1_339%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

179 Stratford Road, Shirley, Solihull, West Midlands, B90 3AU

www.hortonstorey.com
sales@hortonstorey.com
01216630099