

Horton & Storey



Cornbury Grove, Prospect Grange, Solihull

Offers In Region Of **£424,950**

Property Features

- Two Ensuite Shower Rooms
- Detached
- Modern Kitchen
- Two Reception Rooms
- Four Large Bedrooms
- Private Rear Garden
- Popular Location
- Garage

Full Description

LOCAL AREA Located in the popular area of Prospect Grange, off Prospect Lane in Solihull so you get the benefits of the local transport links, schools, two doctors surgeries near by, parks, shopping centres and amenities. Solihull train station and Touchwood Shopping Centre are a short distance away.

APPROACH Via the front garden and driveway leading to the front door.

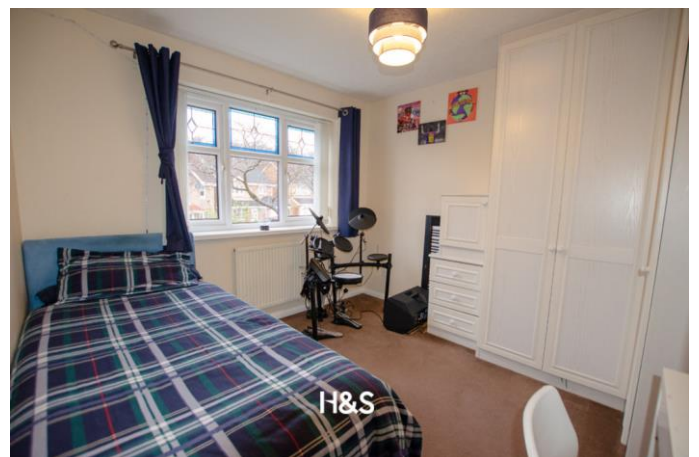
GROUND FLOOR

ENTRANCE HALL Stairs leading to the first floor landing, access to the garage, a door leading to the guest WC and doors to the ground floor rooms.

LOUNGE 13' 5" x 10' 5" (4.10m x 3.20m) Having an inset fire with a feature fireplace, a central heating radiator, double glazed sliding patio doors to the rear elevation and double doors leading to the dining room.

DINING ROOM 8' 2" x 10' 3" (2.50m x 3.14m) A double glazed box bay window to the front elevation, central heating radiator and double doors providing access to the lounge.

KITCHEN/DINER 9' 3" x 9' 6" (2.83m x 2.90m) A modern kitchen with space for a dining table comprises of; a range of high gloss wall and floor base units with work tops over incorporating an inset sink



with mixer tap. There is integrated appliances such as a fridge/freezer, oven and hob with extractor over.

There is a double glazed window and door to the rear elevation, tiling to splash prone areas and the tiling to the floor.

GUEST WC An obscure double glazed window to the side elevation, central heating radiator, sink and a WC.

FIRST FLOOR

LANDING Doors to the first floor rooms and stairs leading to the second floor landing.

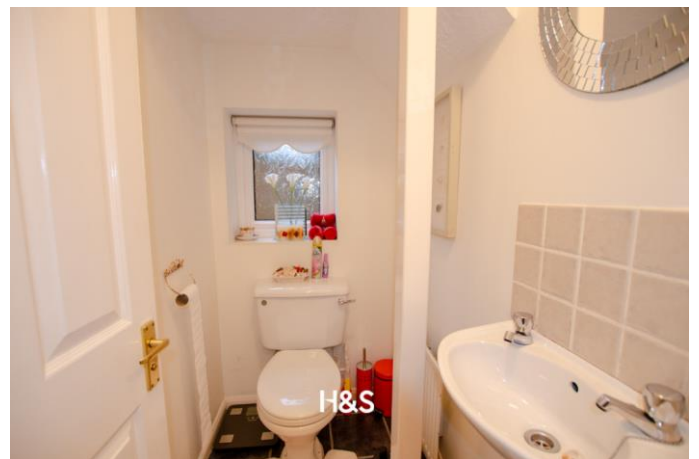
BEDROOM TWO 9' 10" x 13' 5" (3.0m x 4.10m) A double bedroom with a range of fitted wardrobes, a double glazed window to the rear elevation, central heating radiator and a door leading to the ensuite shower room.

ENSUITE TWO The suite comprises of an enclosed shower, sink, wc, a central heating radiator and an obscure double glazed window. There is tiling to splash prone areas.

BEDROOM THREE 9' 10" x 10' 4" (3.0m x 3.16m) A double bedroom with a double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes.

BEDROOM FOUR 7' 2" x 10' 9" (2.20m x 3.30m) A larger than average single bedroom, having a double glazed window to the front elevation, a central heating radiator and fitted units.

FAMILY BATHROOM The suite comprises of a panelled bath with shower over, a sink, wc and a central heating radiator. There is tiling to splash prone areas and an obscure double glazed window to the rear elevation.



SECOND FLOOR

MASTER BEDROOM 14' 2" x 13' 10" (4.34m x 4.24m) A large master bedroom with two double glazed windows to the rear elevation, a central heating radiator, bespoke built in wardrobes and a door leading to the ensuite.

ENSUITE ONE The suite comprises of an enclosed shower, sink, wc, a central heating radiator and an obscure double glazed window. There is tiling to splash prone areas.

OUTSIDE

GARAGE 13' 8" x 7' 10" (4.18m x 2.40m) Having electric points, a door providing access to the hallway and a garage door to the front. Ideal for converting into another reception room (STPP)

REAR GARDEN The rear garden has a slabbed patio area perfect for entertaining, a lawn with fencing to boundaries and access via a side gate to the front of the property.



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

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