

Horton & Storey





Asking Price of: £465,000

103 Tanworth Lane
Shirley
Solihull
B90 4DE



PORCH

A lateral porch which has obscure double glazed panes with a front door into the entrance hallway;

ENTRANCE HALL

With wall to ceiling double glazed windows allowing natural light the hallway comprises; doors to ground floor accommodation and wooden free standing stairs to the first floor;



LOUNGE 5.47m (max) x 3.95m (min) x 6.0m (max) x 3.32m (min)

This well-appointed lounge has two double glazed windows to the front elevation, wall mounted central heating radiators, fireplace with gas fire inset, coving to ceiling, archway to drinks bar for entertaining. The bar has separate access via the hallway, doorway to hallway;

DINING ROOM 11' 5" x 8' 2" (3.5m x 2.5m)

A wooden framed double glazed window to the side elevation, wall mounted central heating radiator with door leading into;



HOME OFFICE 9' 2" x 8' 4" (2.8m x 2.56m)

Wooden double glazed window to the rear elevation wall mounted central heating radiator. This room could be used as a ground floor fourth bedroom;



DOWNSTAIRS W.C.

This comprises of a close coupled w.c., sink with vanity unit, obscure single glazed window to the side elevation and wall mounted central heating radiator;

EXTENDED KITCHEN 10' 10" x 5' 1" (3.32m x 1.57m)

A great space which could be utilised as a kitchen/diner. The kitchen comprises of a mixture of wall and base units with roll top work surfaces, wall mounted double electric ovens with four ring gas hob, one and a half bowl sink with mixer tap and drainer, serving hatch into the dining room. There is a double glazed door to the rear patio and opening into;



INNER LOBBY

With archway to summer room and door into double garage;

SUMMER ROOM 10' 8" x 19' 0" (3.27m x 5.80m)

The summer room is nestled away to the rear of the garage and offers a private, quiet space which could be used as a dining room or fourth/fifth bedroom. The tiled flooring is cooling throughout the summer months. The room has lots of natural light with a double glazed window to the side elevation, double glazed door and window, with a further double glazed window and a wall mounted central heating radiator.



DOUBLE GARAGE 20' 2" x 20' 3" (6.15m x 6.19m)

Accessed via the inner lobby is the double garage which has an electric roller shutter door, wall mounted gas and electric supply. A large space which can provide adequate storage and offers parking for multiple vehicles.



FIRST FLOOR

LANDING

Doors to bedrooms, bathroom, storage cupboard and eaves storage;

BEDROOM ONE 13' 6" x 12' 2" (4.13m x 3.73m)

Double glazed window to the front elevation, wall mounted central heating radiator, ceilings sloping into eaves, door for comprehensive eaves storage which runs along the side elevation;

BEDROOM TWO 12' 5" x 8' 2" (3.79m x 2.50m)

Double glazed window to the side elevation, wall mounted central heating radiator;

BEDROOM THREE 15' 8" x 9' 6" (4.79m (into eaves) x 2.92m)

Double glazed window to the rear elevation, wall mounted central heating radiator ceilings sloping into eaves; door to en suite shower room and built in wardrobes;

EN SUITE SHOWER ROOM

The suite comprises of a corner shower unit, closed coupled w.c. pedestal sink and wall mounted radiator.

OUTSIDE

FORE GARDEN

Low level brick wall to boundary which curves around the plot and encompasses the laid lawn. There is a large driveway adjacent to the porch leading to the double garage.

REAR GARDEN

The garden is a wonderful example of an enclosed space which offers privacy for the family. To the rear boundary is current a chicken coup with wooden fencing to boundaries. There is a pond with established flowerbeds and laid lawn leading to a rear patio and side access to the front of the property.

OPTION ONE

The property could be occupied as the current lay out suggests. This large three bedroom property offers ample living space downstairs

to socialise and work from home. The property boasts a range of reception rooms well suited for a large family. The double garage offers more scope for hobbies or accessible storage.

OPTION TWO

The property could be occupied using the initial three bedrooms with a self contained one bedroom living space on the ground floor. The home office, dining room, storage cupboard and downstairs w.c. may be partitioned into a self contained living space with bedroom, lounge, hallway and bathroom. (SUBJECT TO ALL NECESSARY PLANNING AND BUILDING REGULATION APPROVAL).

OPTION THREE

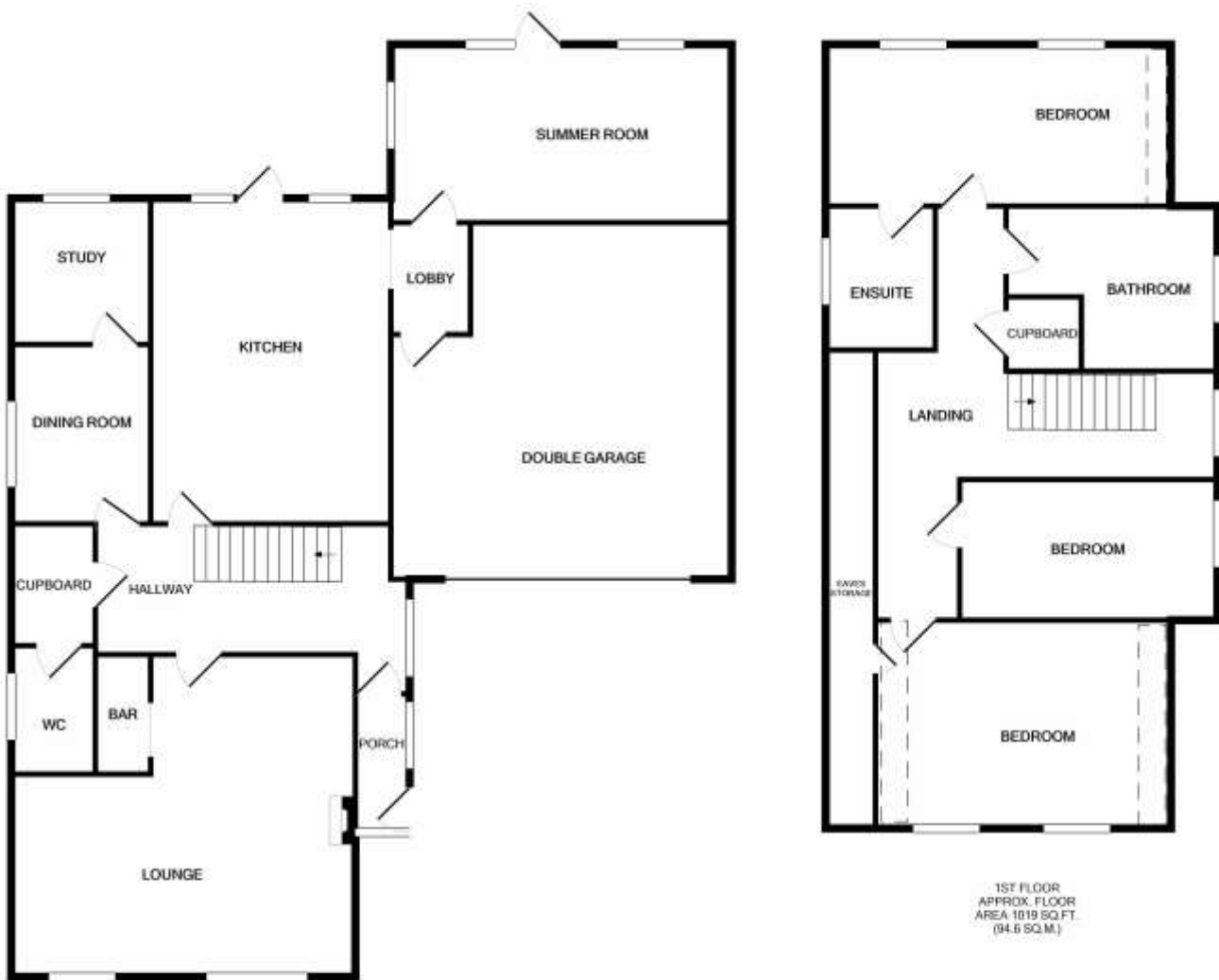
For purchasers who need a larger self-contained living space. This could be achieved by converting the double garage and summer room into a living room, bathroom and potentially two bedrooms. (SUBJECT TO ALL NECESSARY PLANNING AND BUILDING REGULATION APPROVAL).



Tenure: Freehold

Council Tax Band: E

Local Authority: Solihull Metropolitan Borough Council



GROUND FLOOR
APPROX. FLOOR
AREA 1678 SQ.FT.
(155.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 2696 SQ.FT. (250.5 SQ.M.)
Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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