

Horton & Storey



Gillot Close, Solihull, Solihull, Solihull

£649,950

Property Features

- No Chain
- Fantastic Location
- Close To Amenities And Transport Links
- Four Bedrooms
- Lounge
- Extended Dining Room
- Kitchen
- Utility Room
- Close To M42 and Solihull Station
- Must View

Full Description

A rare opportunity to purchase a four bedroom detached family home in the Centre of Solihull close to all amenities and transport links. The property boasts Four bedrooms, master with Ensuite, lounge, extended dining room, kitchen, family bathroom, private rear garden and a garage. Situated within close proximity to Solihull town Centre, local amenities, Solihull Train Station and the M42.

APPROACH Drive leading to front door, access to garage and side access to the rear garden

GROUND FLOOR

HALL With doors to ground floor rooms, stairs to first floor landing and under stairs cupboard.

LOUNGE 11' 5" x 13' 9" (3.5m x 4.2m) A bright lounge with two double glazed windows to the side elevations and a double-glazed bay window to the front elevation. There is a gas fire with feature fireplace and a central heating radiator.

OPEN PLAN DINING ROOM/CONSERVATORY 9' 2" x 20' 4" (2.8m x 6.2m) A fantastic family room ideal for entertaining. There is a dining area that leads onto a conservatory that overlooks the private rear garden.

KITCHEN 9' 6" x 12' 1" (2.9m x 3.7m) A large kitchen with a range of wall and floor base units, a work surface over incorporating an inset sink with mixer tap and drainer with complimentary tiling to splash prone areas. There is an integrated double oven, hob with extractor over, space for a dishwasher, a double-glazed window to the rear elevation and an opening to the utility room.



UTILITY ROOM 5' 2" x 6' 10" (1.6m x 2.1m) There is plumbing for a washing machine, space for an American style fridge freezer, a wall mounted central heating boiler and a double-glazed door to the side elevation leading to the garden

GUEST WC A double-glazed window to the front elevation, central heating radiator, WC and sink

FIRST FLOOR

LANDING There are doors to the first floor rooms, access to the loft and a storage cupboard

MASTER BEDROOM 11' 9" x 12' 1" (3.6m x 3.7m) A large master bedroom with two double glazed windows, a range of built-in wardrobes, central heating radiator and door to ensuite shower room.

ENSUITE The suite comprises of an enclosed shower, sink with storage under and a WC. There is an obscure double-glazed window to the side elevation and a heated towel rail.

BEDROOM TWO 10' 2" x 10' 2" (3.1m x 3.1m) A double bedroom with fitted wardrobes, a double-glazed window to the rear elevation and a central heating radiator

BEDROOM THREE 8' 2" x 9' 10" (2.5m x 3m) A light room with a double-glazed window to the rear elevation, a Velux window to the side elevation, a central heating radiator and storage cupboard

BEDROOM FOUR 6' 10" x 11' 1" (2.1m x 3.4m) Another large bedroom with a double-glazed window to the front elevation, Velux window to the side elevation and a central heating radiator

FAMILY BATHROOM The suite comprises of a panelled bath with shower over, a sink with storage under and a WC. There is an obscure double-glazed window to the rear elevation and heated towel rail.

OUTSIDE A private rear garden with a large wrap around slabbed patio that leads to the side access and houses a garden shed leading to a lawn which is bordered with mature shrubs and bushes with fencing to boundaries.



GARAGE 9' 6" x 17' 8" (2.9m x 5.4m) A garage that can be used for a car, storage or converted into another room subject to permissions, having electric roller shutter door to the front elevation, a door leading to the garden and power points.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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