Bartleys
Estate Agents









93 Northdown Road, Solihull, B91 3ND

Price Guide £450,000

- Completely Remodelled & Extended
- Four Double Bedrooms
- Stunning Kitchen Dining Room
- South Facing Garden
- Luxury Refitted Bathroom
- Off Road Parking
- Gas Central Heating & UPVC Double Glazing
- Energy Efficiency Rating - C

0121 709 3300

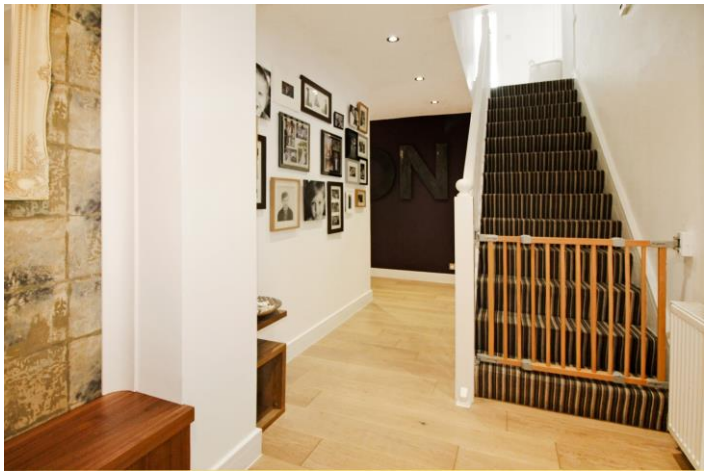
Email: info@bartleys-uk.com

Web: www.bartleys-uk.com

93 Northdown Road, Solihull, B91 3ND

A stunning End of Mews property situated on a popular road which has been remodelled and totally refurbished to a very high standard throughout. The property is set behind a tarmacadam drive and comprises; spacious hallway, cloakroom/ WC, extended lounge, stunning fitted kitchen/diner, separate utility. On the first floor there are four double bedrooms and luxury bathroom. The property enjoys a good-sized, South facing garden with large timber decked patio and seating area for entertaining.

APPROACH
Via a tarmac a dam driveway that enables off road parking leads to a covered car port with UPVC porch entrance with lightning and UPVC double glaze front door to:-



ENTRANCE HALL
Solid oak flooring, fitted bench seat, ceiling light point, halogen spotlights, stairs rising to first floor landing, under stairs storage, double panel radiator, oak panelled doors to cloakroom /WC, lounge and kitchen.

CLOAKROOM / WC
Beautifully appointed cloakroom with close coupled WC, fitted hand wash basin with vanity cupboard, ceiling light point, ceramic tiling to splash prone areas, extractor fan, solid oak flooring.

EXTENDED LOUNGE
20' 4" (6.2M) X 10' 10" (3.3M)
Contemporary ornamental fireplace with living flame effect, solid oak effect flooring, two ceiling light points, two ornamental panel radiators, TV point, UPVC double glazed window to the front aspect, sliding oak panel doors.



SUPERB BREAKFAST KITCHEN
24' 11" (7.6M) X 12' 6" (3.8M)
Comprehensively fitted with a Walnut & Cream hand painted wall and base units with Oak chopping board, one and a half bowl sink unit with mixer tap over, a range of fitted appliances including Miele induction hob with pop-up extractor fan, John Lewis integrated dishwasher, Gaggeneu Coffee dispenser, microwave and double oven & wine cooler, solid oak breakfast bar, with matching bench seat, ornamental radiator, solid oak flooring, four ceiling light points, halogen spotlights, composite bi-folding doors to and door to garden, entrance to:-

UTILITY
7' 10" (2.4M) X 4' 11" (1.5M)
A range of modern wall and base units with stainless steel single drainer sink unit, solid oak worksurface, wall mounted Worcester combi boiler, space and plumbing for a washing machine, solid oak flooring, door to:-



GARAGE /STORE
7'10" (2.4M) X 7'6" (2 3M)
Up and over door, power and lighting.

FIRST FLOOR LANDING
Loft access with pulldown ladder, doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom.

BEDROOM ONE (FRONT)
14' 9" (4.5M) X 10' 2" (3.1M)
Double panel radiator, ceiling light point, fitted wardrobes and cupboards, UPVC double glazed window to the front aspect.



BEDROOM TWO (REAR)
12' 6" (3.8M) X 10' 2" (3.1M)
Wood effect flooring, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (REAR)
10' 2" (3.1M) X 7' 10" (2.4M)
Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM NUMBER (FRONT)
14' 5" (4.4M) X 7' 10" (2.4M)
Single panel radiator, two ceiling light points, fitted wardrobe and side cupboards, UPVC double glazed window to the front aspect



LUXURY BATHROOM
A stunning bathroom comprehensively fitted with a contemporary four piece suite comprising: low level flush WC, hand wash basin, freestanding bath with chrome mixer tap over, separate shower cubicle with chrome thermostatic shower with a separate mixer attachment, complementary ceramic tiling to walls and flooring, chrome towel radiator, halogen spotlights, obscure UPVC double glazed window to the rear aspect.

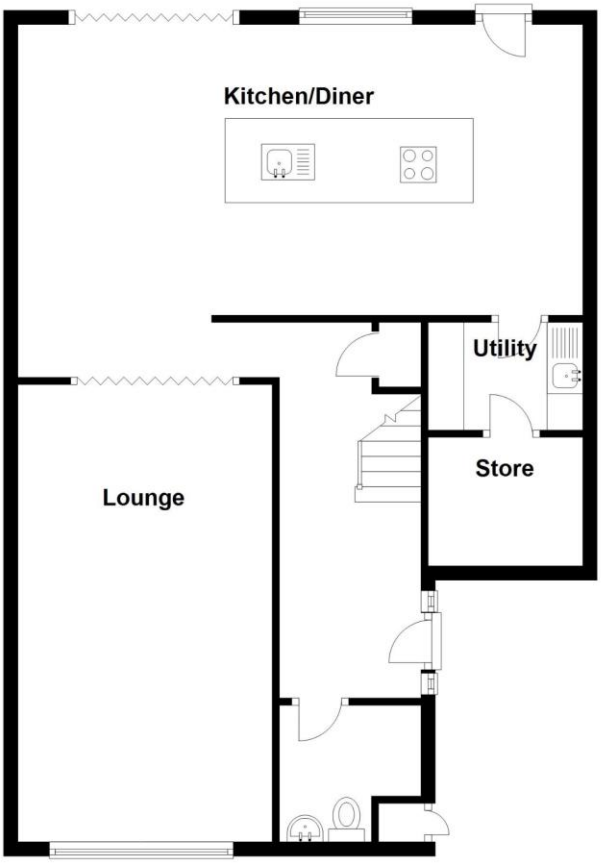
SOUTH FACING GARDEN
A full width timber decked patio with seating area leads to a mainly laid to lawn garden with rear timber deck seating area, children's play area and timber shed. The garden has wood panel perimeter, external lighting and outside water supply.

TENURE
We have been advised that the property is Freehold. This is subject to Solicitor verification.



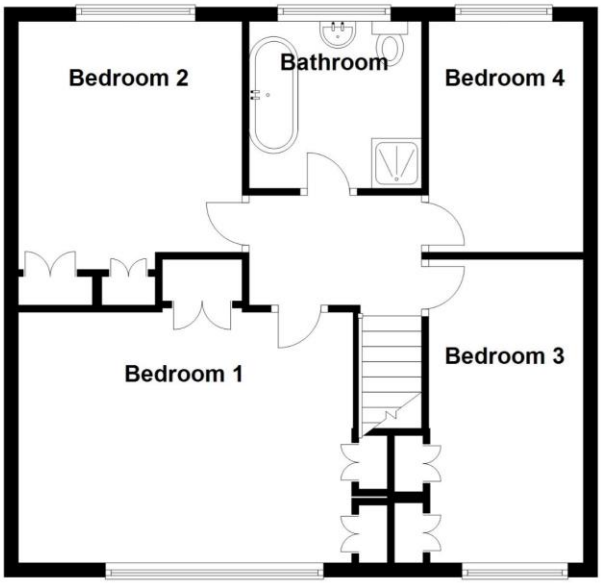
Ground Floor

Approx. 82.1 sq. metres (884.2 sq. feet)



First Floor

Approx. 60.2 sq. metres (648.3 sq. feet)

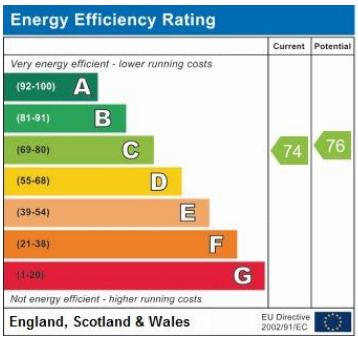


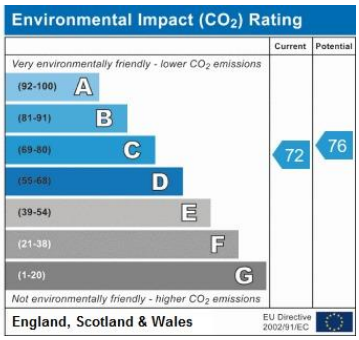
Total area: approx. 142.4 sq. metres (1532.5 sq. feet)

Bartleys Estate Agents

2 Manor Walk
High Street
Solihull B91 3SX
Tel: 0121 709 3300
Email: info@bartleys-uk.com

Zoopla.co.uk
Find a Property.com
rightmove.co.uk The UK's number one property website
The Property Ombudsman SALES
OFT Approved code
Radarhomes.co.uk





B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.