



538 Streetsbrook Road, Solihull, B91 1RD

Price Guide **£545,000**

- Open Day Saturday 28<sup>th</sup> January 1-3pm
- Larger Style Traditional Semi-Detached
- Three Spacious Reception Rooms
- Four Double Bedrooms
- Extended Dining Kitchen
- Energy Efficiency Rating -D

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# 538 Streetsbrook Road, Solihull, B91 1RD

A beautifully presented, extended, four bedrooms, traditionally built residence that offers further scope for enlargement (STPP). The spacious interior retains many original features and characteristics of this era that compliment the generous accommodation on offer with a substantial south facing garden with the rare benefit of rear vehicular access providing huge potential for development. The accommodation briefly comprises welcoming hall way, three reception rooms, ground floor shower room/wc, extended dining kitchen large utility, four double bedrooms, cloak room/wc, family bathroom, generous established south facing gardens, single garage and deep driveway.

## APPROACH

The property is set back from the road behind a deep driveway that enables off road parking for several vehicles with well-stocked foregarden leading to an enclosed storm porch entrance.

## UPVC DOUBLE GLAZED STORM PORCH

Ceramic tiled floor, built in cupboard, ceiling light point and leaded glazed door to:-

## WELCOMING ENTRANCE HALL

A beautiful entrance to the property with double panel radiator, ceiling light point, wood effect flooring, coving, stairs rising to first floor landing, doors to lounge, breakfast room, shower room/wc.



## FRONT RECEPTION ROOM

15' 5" (4.7M) X 12' 6" (3.8M)

Single panel radiator, two wall light points, UPVC double glazed bay window to the front aspect, archway leads to:-

## REAR RECEPTION ROOM

18' 8" (5.7M) X 10' 10" (3.3M)

Ornamental fireplace with marble fire surround and electric coal effect fire, two wall light points, TV point, single panel radiator, telephone point, single UPVC double glazed bay window and French doors to garden, obscure glazed bow window



## GROUND FLOOR SHOWER ROOM/WC

A beautifully appointed shower room comprises a contemporary hand wash basin with vanity cupboard beneath, glass shower enclosure with Bristan thermostatic shower, low level flush WC, fully tiled with contemporary ceramic tiling to walls and floors, chrome towel radiator, extractor fan, two wall light points.

## BREAKFAST ROOM

14' 1" (4.3M) X 9' 2" (2.8M)

Double panel radiator, TV point, wood effect flooring, UPVC double glazed bay window to the rear aspect.

## BEAUTIFULLY APPOINTED DINING KITCHEN

20' 0" (6.1M) X 11' 2" (3.4M)

A modern, fitted kitchen comprises a range of wall and base level units with co-ordinating roll-top work surfaces with contrasting ceramic tiling to splash prone areas, single drain sink unit, integrated Belling ceramic hob, Bosch double oven, Bosch dishwasher, built-in fridge, extractor fan, space for a dining table and chairs, ceramic tiled flooring, UPVC double glazed window and French doors to the garden and a further obscure glazed door to:-



### **SIDE UTILITY / COVERED ENTRANCE**

Running the full length of the property with access either end to the front and rear gardens, plumbing for a washing machine and dryer, stainless steel single drain unit, base and wall cupboards, wall mounted Potterton combi boiler, sliding door to garage

### **SPLIT LEVEL LANDING**

Doors radiate off to bedrooms one, two, three, four and family bathroom, door to cloakroom/wc, UPVC double glazed window to the rear aspect.

### **BEDROOM ONE (FRONT)**

**15' 5" (4.7M) X 11' 6" (3.5M)**

A range of fitted bedroom furniture that comprises; 2 double wardrobes, dressing table, overhead cupboards, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



### **BEDROOM TWO (REAR)**

**13' 5" (4.1M) X 10' 10" (3.3M)**

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

### **BEDROOM THREE (FRONT)**

**12' 10" (3.9M) X 8' 6" (2.6M)**

Single panel radiator, hand wash basin with vanity cupboard, ceiling light point, UPVC double glazed window to the front aspect.

### **BEDROOM FOUR (REAR)**

**8' 10" (2.7M) X 8' 6" (2.6M)**

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

### **FAMILY BATHROOM**

A well-appointed bathroom comprising a three piece suite that includes low level flush WC, hand wash basin, vanity cupboard, panel bath with thermostatic shower unit, complimentary ceramic tiling to walls and floors, built-in airing cupboard, chrome towel radiator, ceiling light point, obscure UPVC double glazed window to the front aspect, loft access.



### **CLOAK ROOM / WC**

Low level flush WC, hand wash basin with complimentary tiling to splash prone areas, electric panel heater, ceiling light point, wood effect flooring, UPVC double glazed window to the rear aspect.

### **REAR GARDEN**

An extensive garden with the added benefit of rear access giving potential for development, STTP. The garden is mainly laid to lawn with paved patio area leading to attractive well-stocked borders, a paved side path leads to a further paved area with a greenhouse and raised vegetable planters. The garden is screened by panel fencing and mature trees and shrubs.

### **GARAGE**

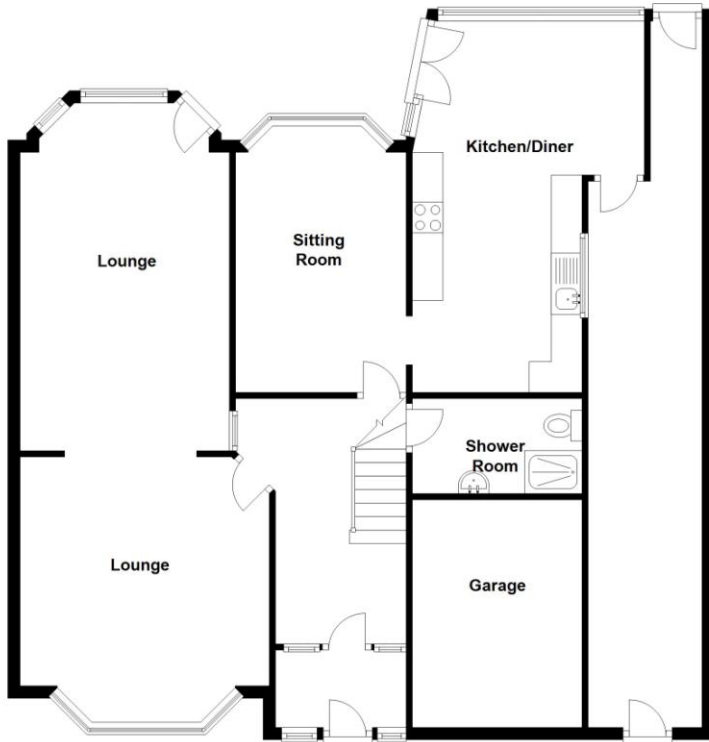
**13' 7" (4.13M) X 8' 6" (2.6M)**

Power and lighting, gas meter and up-and-over door.



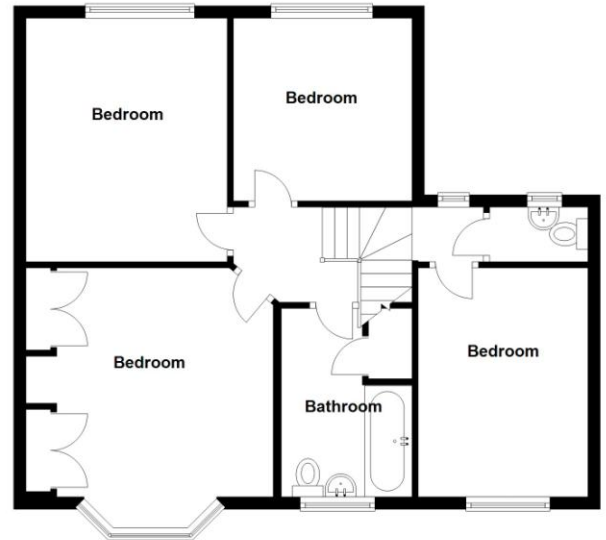
### Ground Floor

Approx. 113.5 sq. metres (1222.1 sq. feet)



### First Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



Total area: approx. 176.5 sq. metres (1899.3 sq. feet)



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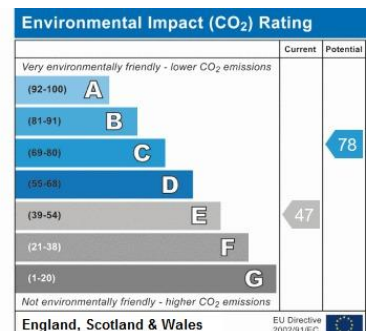
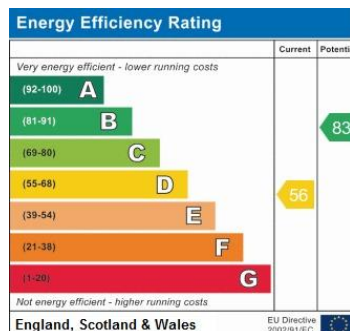
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