



100 Grange Road, Solihull, B91 1DA

Price Guide **£549,950**

- Spacious Detached Residence
- Four Bedrooms
- Two Reception Rooms

- Breakfast Kitchen
- Double Garage
- Energy Efficiency Rating - D

0121 709 3300

# 100 Grange Road, Solihull, B90 1DA

Situated in a most popular location, 100 Grange Road is an ideal opportunity to purchase a spacious, four bedroom, detached residence with enormous scope for enlargement (STPP), that benefits from gas central heating and UPVC double glazing. The property enjoys a superb, landscaped, large, rear garden and briefly comprises; canopy porch, spacious entrance hall, guest cloakroom/WC, large through lounge, dining room, extended breakfast kitchen, four bedrooms, en-suite shower to master suite, family bathroom, double garage and off road parking for several vehicles.

## APPROACH

The property is set back from the road had has a deep rolling lawned foregarden with flower and shrubbery borders, tarmac driveway with ample parking, two wall mounted coach-style lanterns and two security lights.

## CANOPY PORCH

With UPVC double glazed, mahogany-effect front door with leaded light stained glass insert giving access through to:-

## SPACIOUS ENTRANCE HALL

Feature wooden flooring, single panel radiator, two wall light points, ceiling light point, stairs rising to first floor landing, access door to the garage and a further door leading to:-

## CLOAKROOM / WC

Having understairs storage space, ceiling light point, low level flush WC, hand wash basin, tiling to splash prone areas, obscure UPVC double glazed window to the side aspect.

## LARGE THROUGH LOUNGE

23' 10" (7.26M) X 12' 12" (3.96M)

Having a feature fireplace with marble insert and hearth incorporating a living flame, coal-effect gas fire with cast iron style basket, three wall light points, ceiling light point, TV point, two double panel radiators, UPVC double glazed bow window with ornamental sill to the front aspect, UPVC double glazed French doors leading to the rear garden and a feature archway leading through to:-

## DINING ROOM

17' 10" (5.44M) X 8' 8" (2.64M)

Double panel radiator, ceiling light point, a feature fitted bar with ale tap, pump, shelving and mirrored glass, UPVC double glazed window to the rear aspect

## BREAKFAST KITCHEN

17' 7" (5.36M) X 10' 0" (3.05M)

With a range of fitted wall and base units with granite –effect roll top work surfaces, single drain stainless steel sink unit, space for a range cooker, extractor canopy over, integrated larder fridge, integrated Whirlpool dishwasher, complementary wall tiles, ceramic tiled floor, double panel radiator, space for a breakfast table, ceiling light point, UPVC double glazed door to the side and UPVC double glazed windows to the rear aspect. Cupboard housing a Baxi Solo central heating boiler (installed December 2014).



### FIRST FLOOR LANDING

Single panel radiator, loft hatch access to roof space, two wall light points, ceiling light point, door to airing cupboard with hot water tank and shelving, doors radiating off to bedroom one, two, three, four and family bathroom, obscure UPVC double glazed window to the side aspect.

### BEDROOM ONE (FRONT)

15' 8" (4.78M) X 12' 10" (3.91M)

Fitted with an extensive range of fitted wardrobes, matching dressing table, bedside cabinets and side shelving unit, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect, opening through to:-



### EN-SUITE SHOWER ROOM

Shower cubicle with sliding shower screen and Grohe shower unit, ceramic tiled walls, hand wash basin with vanity unit, ceiling light point.

### BEDROOM TWO (REAR)

11' 11" (3.63M) X 10' 8" (3.25M)

Two built-in double wardrobes, storage cupboards over bed space, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

### BEDROOM THREE (FRONT)

14' 4" (4.37M) X 8' 0" (2.44M)

Built-in double wardrobe, storage cupboards over the bed space, built-in desk with drawers, single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

### BEDROOM FOUR (REAR)

10' 3" (3.12M) X 6' 5" (1.96M)

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



### MODERN REFITTED BATHROOM

A modern white suite comprising; low level flush WC, pedestal hand wash basin, panel bath, separate shower cubicle with curved sliding shower screen, thermostatic shower unit, towel radiator, complementary tiling to splash prone areas, ceramic tiled floor, ceiling light point, obscure UPVC double glazed window to the rear and side aspect.

### OUTSIDE

#### DOUBLE GARAGE

16' 5" (5M) X 14' 3" (4.34M)

Electronically operated up and over door, plumbing for an automatic washing machine, obscure double glazed windows and door to the side and a further door to the entrance hall.

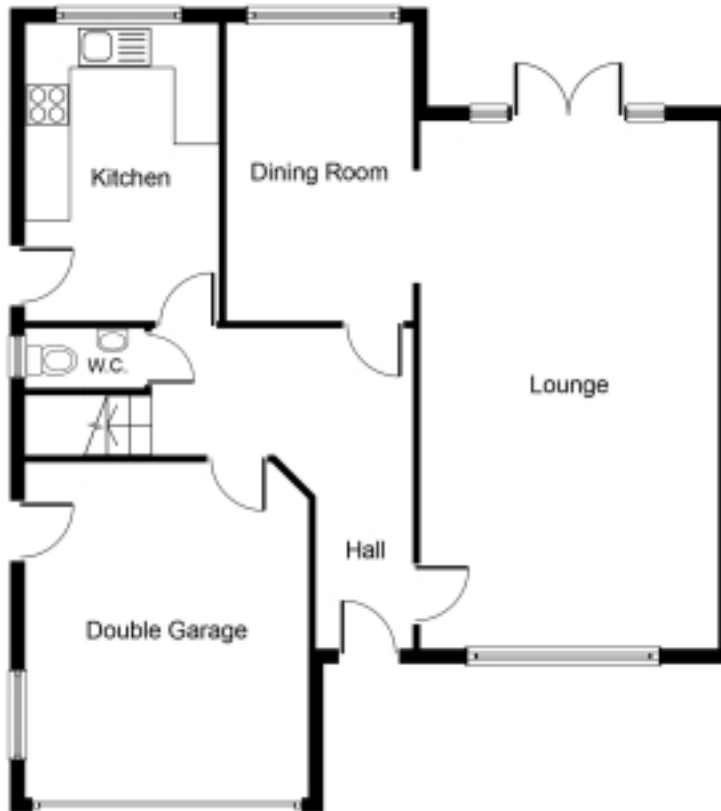
#### LARGE REAR GARDEN

The garden is a real feature of the property having a full-width patio, circular raised terrace, shaped lawn, well-stocked flower and shrub beds, hedged and fenced boundaries. gate side passage.





First Floor



Ground Floor



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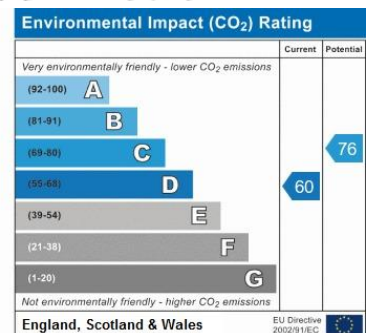
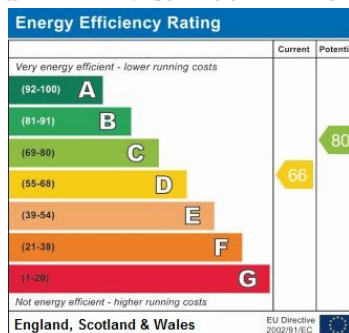
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