



29 Grove Road, Solihull, B91 2AQ

Price Guide **£299,950**

- Beautifully Appointed Victorian Cottage
- Stunning Open Plan Lounge/Diner/Kitchen
- Two Bedrooms
- Luxury Family Bathroom
- UPVC Double Glazing & Gas Central Heating
- Energy Efficiency Rating - D

0121 709 3300

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A rare opportunity to acquire a very special and beautifully presented extended cottage nestled on the edge of town that has undergone a dramatic transformation. The beautifully appointed open plan living space combines lounge, dining room & kitchen on the ground floor with two double bedrooms & vaulted luxury bathroom on the first floor. There is a good size mature lawned garden & ample off road parking for two vehicles.

APPROACH

Approached via the chip stone driveway with block paved footpath to canopy porch with feature double glazed front door giving access through to: -

SUPERB OPEN PLAN LOUNGE/DINER/KITCHEN 32' 9" (10.0M) X 15' 1" (4.6M)

LOUNGE/DINER With three central heating radiators, recessed lighting, meter cupboard, UPVC double glazed window, useful storage cupboard housing the gas central heating boiler, further door to the first floor and double glazed bi fold door leading out to the rear garden and decked area, power points, central heating thermostat and timber effect floor throughout.

LUXURY FITTED KITCHEN Having an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, built in five ring gas hob with oven beneath and extractor hood over, integrated dishwasher, washing machine, extractor fan, recessed lighting and contemporary style radiator.



FIRST FLOOR

Approached via the staircase from the lounge/dining area.

BEDROOM ONE

11' 1" (3.39M) X 10' 8" (3.25M)

Double panel radiator, ceiling light point, UPVC double glazed window to front aspect.



BEDROOM TWO

11' 4" (3.45M) X 7' 10" (2.39M)

Double panel radiator, ceiling light point, UPVC double glazed window to rear aspect & Velux skylight.

FAMILY BATHROOM

A well-appointed white three piece suite comprises low level flush wc, pedestal wash hand basin, panel bath with thermostatic shower over. Complementary ceramic tiling to splash prone areas and flooring, chrome towel radiator, obscure UPVC double glazed window to rear aspect & Velux skylight.



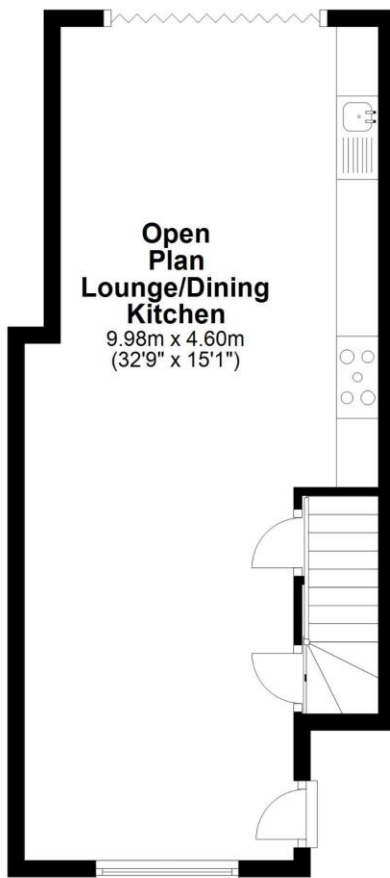
GARDEN

Having a feature decked area. mostly laid to lawn, established trees, tradesman entrance to the side and external lighting.



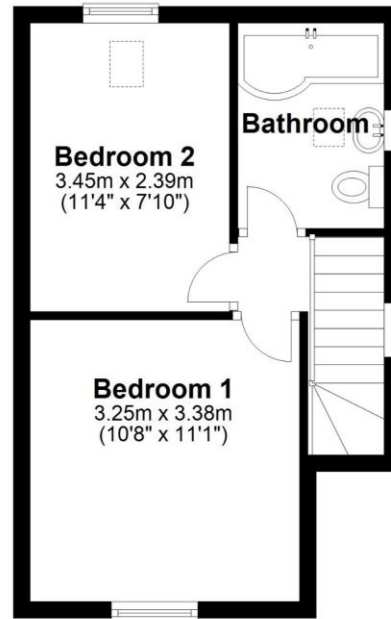
Ground Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.8 sq. feet)



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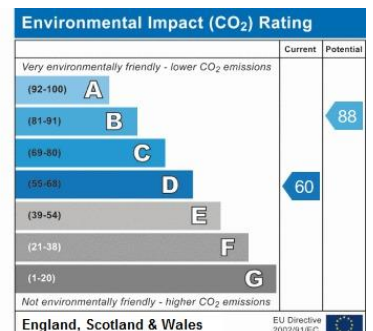
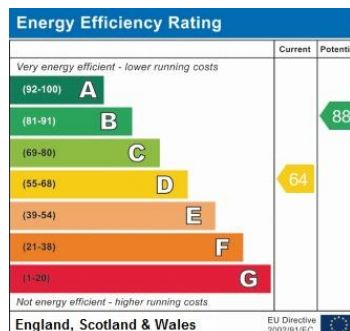
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