Bartleys
Estate Agents









47 Buryfield Road, Solihull B91 2DG

Price Guide £650,000

- Traditional Four Bedroom Detached
- Three Reception Rooms
- Glorious Views Overlooking Olton Golf Course
- Fitted Kitchen & Utility
- No Chain
- Energy Efficiency Rating - E

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47 Buryfield Road, Solihull B91 2DG

47 Buryfield Road is an extended FOUR bedroom detached residence situated in a HIGHLY desirable location with unenviable views across Olton Golf Course that offers enormous scope for enlargement (STPP).The property has a GENEROUS well established mature garden that is a particular feature of this property with generous accommodation on offer that briefly comprises: large welcoming hallway, SPACIOUS lounge, separate dining room, breakfast room, fitted kitchen, conservatory, utility, cloakroom/wc, four bedrooms (Master with Balcony), family bathroom & separate shower room, generous well established garden, large garage and deep driveway. No Chain



APPROACH
This property is set within a highly desirable location. The property enjoys a generous driveway constructed of block paving and provides parking space for several family cars. There is also a feature flowerbed to the front providing privacy and character to the front appearance of the property. The driveway gives access to the garage having and up and over door as well as providing a porch to escape the rain and kick off your shoes. Furthermore, there are gates to the side elevations to access the rear garden and large store room.

LIVING ACCOMMODATION
As you step inside the porch, there is a perfect space for kicking off shoes and coats having a wood-framed windows around the porch area and further wooden frosted glazed door to welcome you into the hall.



Once inside the property, and as soon as you step into the hall you will appreciate the space that is on offer and the depth of the property especially as you can see straight through into the garden. The hallway is neutrally presented, having plenty of space for your console table, as well as providing connectivity for your phone and power, a central heating radiator with thermostat control. The hallway gives access to the reception rooms and through to the, dining room and utility/cloakroom with stairs rising to the bedrooms and bathrooms.

The property enjoys three reception rooms, as you walk into the left, the front room, ideally the formal dining room, enjoys neutral decoration, gorgeous wood flooring and a featured bay window providing a view out to the front driveway. The room is full of character, tall ceilings, coving as well as providing a central heating radiator under the bay with thermostat control. Frosted glazed doors opening into the rear reception room is perfect to open up for large gatherings.



LOUNGE
The rear extended family living room is a fantastic space, enjoying plenty of light from the dining area, and a large double-glazed window to the rear boasting the stunning view of the private rear garden. This is an amazing sized room, perfect for all your living furniture, media centre and enjoying an ornamental brick fireplace. This room is perfect for entertaining, being able to open the front reception room in to the rear making a large sociable space. To the rear of the living room there is a further door into the conservatory.

Leading off from the hallway is the breakfast/dining room. An adaptable space, whether you choose to use as the daily mealtime room or a separate sitting space. Located next to

the kitchen does provides an opportunity to open up into the kitchen creating a breakfast kitchen, subject to planning of course. This room enjoys vinyl wood-effect flooring, neutral presentation, a wood framed window looking out through the conservatory into the garden, simply an enjoyable setting for mealtimes, having also the benefit of a central heating radiator. There is a small recess which is ideal for a console table or computer desk.



KITCHEN
The kitchen is set to the rear of the property, benefiting from a comprehensive range of a solid wood units with lighter contrasting work-surfaces as well as having an integrated NEFF four-ring gas hob, a NEFF single oven with grill and a Panasonic fitted microwave oven over. The fridge and separate dishwasher are included as well as there being a double drainer sink enjoying that stunning garden view through the double-glazed window. Furthermore, there is a door leading through into the conservatory, a central heating radiator and a useful pantry for storing your dry goods.

CONSERVATORY
The conservatory is perfectly placed in the middle of the property linking the kitchen and the living room having a radiator. This idyllic space is perfect for enjoying a coffee and cake while taking in the view, entertaining friends, or a semi outdoor space during the wet days.



UNDERSTAIRS CUPBOARD
As you move around the hallway, there is a handy under-stairs cupboard for your cleaning appliances.

UTILITY
a further door leading into the separate utility includes washing machine and dryer and space for an additional fridge freezer. A UPVC glazed door leading to the side entrance, and a further door into the downstairs cloakroom which provides a toilet and hand wash basin with a small double glazed window to the side elevation and another door off the utility leading into the garage.

SLEEPING ACCOMMODATION AND WASHROOMS
This substantially extended property delivers excellent bedroom and bathroom space on the first floor. As you climb to the top of the stairs the landing splits to separate the bedrooms from the bathrooms, which is perfect.

MASTER BEDROOM (REAR)
You're in for a treat as you enter the main bedroom, as the first thing you notice is the amazing view of the golf course that backs on to the rear garden. Furthermore, there is a delightful balcony leading from the bedroom, ideal for sitting out and taking in the view whether whilst sipping your morning coffee or winding down before bedtime. The bedroom is a superb size, providing plenty of floor space for your large bed, side tables and additional bedroom furniture. There are fitted wardrobes and storage. In addition, there is a sink, further double glazed window to the rear elevation and also a central heating radiator.



BEDROOM TWO (FRONT)
The second bedroom is set to the front of the property boasting generous floor space, and a feature bay window to the front elevation. This spacious bedroom provides plenty of room for your bed, side tables, additional storage furniture as well as having fitted wardrobes and dressing table. The bedroom enjoys a tall ceiling and central heating radiator with thermostat control.



BEDROOM THREE (REAR)
Bedroom number three is set to the rear, again boasting views of the golf course and the delightful rear garden through a large double glazed window. This is another spacious bedroom, accommodating your bed and free-standing furniture as well as having a corner sink, a small storage cupboard and central heating radiator.

BEDROOM FOUR (FRONT)
Bedroom number four is set to the front of the property, it would easily accommodate a double bed if required. This is a great room for the younger member of the family to have their bed, wardrobe and still leaving plenty of space for the gaming console. This room has a central heating radiator with thermostat control, a double glazed window and ceiling light.



SHOWER ROOM
As mentioned earlier, the stairs split the sleeping and the bathroom accommodation. Having the benefit of a shower room which includes a double sized shower with mains-fed control, a vanity unit with hand wash basin and Victorian-style tap, WC and a frosted double glazed window to the side elevation and a central heating radiator.

SEPARATE WC
Around the corner, you will find the separate WC with a frosted double glazed window and central heating radiator.

FAMILY BATHROOM
To the front, the main bathroom which has a bath with an electric shower over, pedestal wash basin and a frosted double glazed window to the front elevation with a central heating radiator and thermostat. You can be sure there are plenty of washing facilities for the entire family.

STORAGE CUPOBARD
Along this landing side there is a useful storage cupboard which provides shelves for your towels and linen. The landing has a central heating radiator with thermostat control.



OUTSIDE / GARDEN
One of the key features to this property is the delightful and landscaped private rear garden. As we've mentioned earlier in the description, the garden backs on to the local golf course providing a delightful view beyond the garden reach especially from the balcony. The garden is a fantastic size, perfect for the family, providing a safe and secure place for the children to play, the dog to run around and perfect for entertaining. Furthermore, there is a large patio area which can be accessed from the conservatory, providing plenty of space for your dining furniture and of course the barbecue. An established and well-maintained garden space.

There is access along both elevations to reach the front

driveway, on one side of the property having a useful store with door to both front and rear elevations with lighting and power and access to the driveway on the other side of the house.

There is also a fishpond with a protection metal covering, and the greenhouse has power and lighting, as does the shed. In addition, there is outside power.

GARAGE
The garage has been slightly extended, provides ample storage space, having a window to the side elevation and an electric powered up and over vehicle access door to the front. The garage can also be accessed from the utility space. The garage is also home to the electric consumer unit and the central heating boiler.

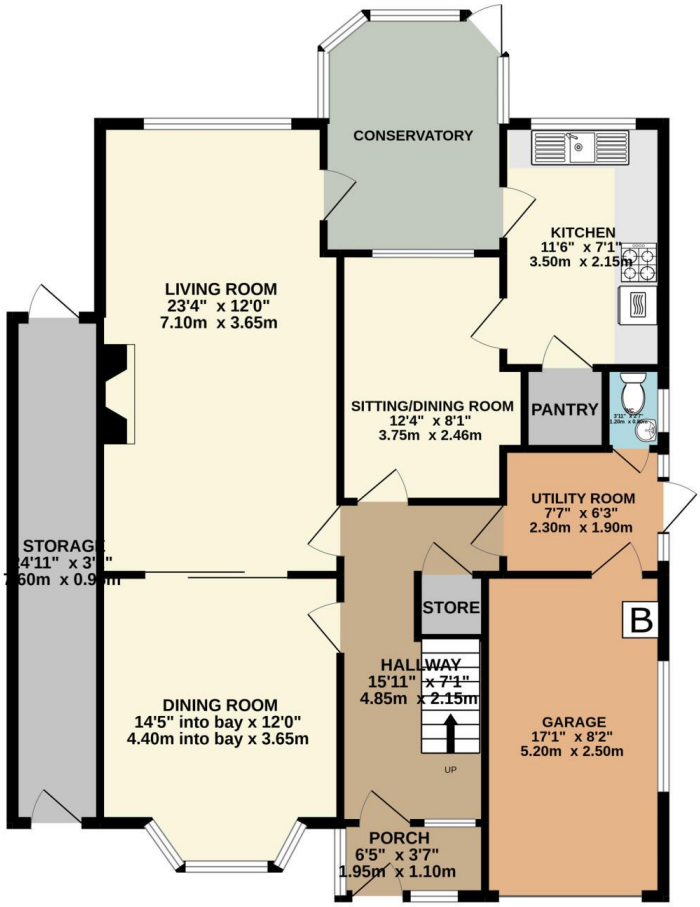




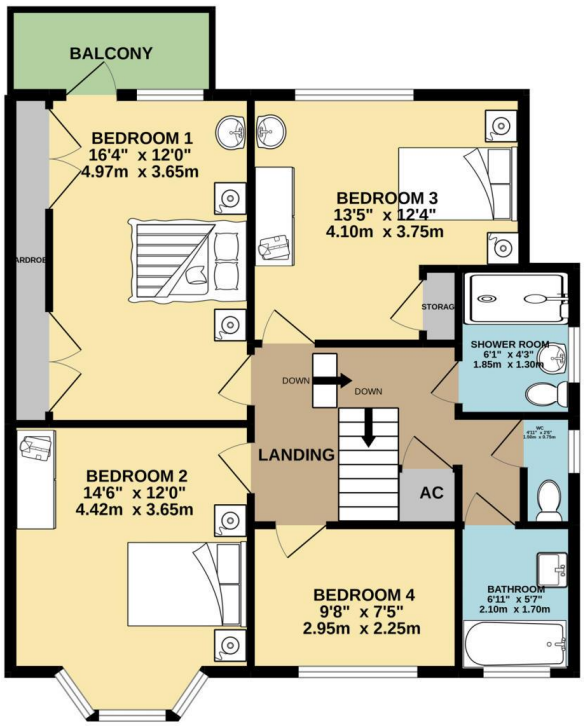


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GROUND FLOOR
1178 sq.ft. (109.5 sq.m.) approx.



1ST FLOOR
785 sq.ft. (73.0 sq.m.) approx.



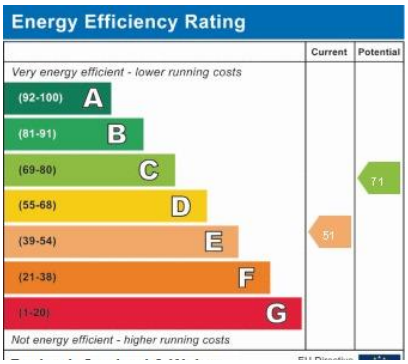
4 BED DETACHED

TOTAL FLOOR AREA : 1964 sq.ft. (182.4 sq.m.) approx.

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