



33 Cornyx Lane, Solihull B91 2SQ

Price Guide **£400,000**

- Modern Three Storey Semi Detached
- Four Bedrooms, Three Bathrooms
- Large Garden

- Off Road Parking for Two Vehicles
- No Chain
- Energy Efficiency Rating - C

0121 709 3300

33 Cornyx Lane, Solihull B91 2SQ

33 Cornyx Lane is a beautifully presented modern three story four bedroom semi detached residence situated on a generous sized plot built in 2008. This popular location is close to Solihull town centre, train station, local shops and amenities and having a spacious interior of three floors. In brief the property boasts gas central heating UPVC double glazing and comprises, canopy porch, entrance hall, cloakroom/wc, spacious lounge, conservatory, fitted breakfast kitchen, four bedrooms, modern bathroom & ensuite, additional ensuite wc, large well maintained garden, driveway parking. No Chain

APPROACH

The property is set back from the road behind a tarmacadam driveway providing off road parking which leads to a feature canopy porch and UPVC double glazed front door leading into:-

ENTRANCE

With Oak effect flooring, spindle balustrade staircase rising to first floor, wall mounted radiator, ceiling light point, ceiling smoke alarm and doors radiating off to:-

CLOAK ROOM / WC

Being fitted with a modern white suite comprising a closed couple push button W.C and pedestal wash hand basin with feature pillar taps. Obscure UPVC double glazed window to front, slate effect floor tiles and wall mounted radiator

MODERN FITTED KITCHEN 14' 1" (4.29M) X 8' 0" (2.44M)

Being fitted with a range of wall and base units with a high gloss roll top work surface incorporating a single drainer stainless steel sink unit with mixer tap, further incorporating a brushed stainless steel effect four ring gas hob set below combination light and extractor. Integrated electric oven, integrated 50/50 fridge/freezer, integrated dishwasher, tiling to splash prone areas and floor and a double glazed window to front elevation.

LOUNGE / DINER 15' 2" (4.62M) X 11' 10" (3.61M)

With Oak effect floor covering, wall mounted radiator with thermostatic radiator valve, two wall light points and UPVC double glazed French doors with matching side windows leading to:-

CONSERVATORY 12' 7" (3.84M) X 11' 7" (3.53M)

With wall mounted radiator with thermostatic radiator valve, Oak effect floor covering, self cleaning double glazed roof, UPVC double glazed windows to side and rear elevations and French doors leading out to the rear garden



FIRST FLOOR LANDING

With ceiling light point, ceiling smoke alarm, stairs rising to the second floor and doors radiating off to:-

BEDROOM ONE (FRONT) 14' 3" (4.34M) X 8' 10" (2.69M)

With double glazed casement window to front elevation, wall mounted radiator with thermostatic radiator valve, ceiling light point and door leading to:-



EN-SUITE SHOWER ROOM

Being fitted with a white suite comprising a closed couple push button W.C, pedestal wash hand basin with pillar tap and corner shower enclosure with chrome effect shower. Tiling to splash prone areas, obscure double glazed window to front elevation and a wall mounted radiator with thermostatic radiator valve.

BEDROOM TWO (REAR) 11' 10" (3.61M) X 8' 10" (2.69M)

With double glazed window to rear elevation, wall mounted radiator with thermostatic radiator valve and ceiling light point.

FAMILY BATHROOM

Being fitted with a white suite comprising a closed couple push button W.C, pedestal wash hand basin with pillar mixer tap and a P-shaped bath with chrome effect mixer tap and shower and a glazed shower screen. Chrome effect heated towel rail, tiling to splash prone areas, door to airing cupboard with slatted shelving and obscure double glazed window to rear elevation.



SECOND FLOOR LANDING

With ceiling light point, ceiling smoke alarm and doors radiating off to :-

BEDROOM THREE (REAR) 10' 7" (3.23M) X 8' 9" (2.67M)

With a double glazed window to rear elevation, wall mounted radiator, ceiling light point and door to :-

EN-SUITE WC

Fitted with a white suite comprising a low level W.C and pedestal was hand basin. Wall mounted central heating radiator and ceiling light point :-



BEDROOM FOUR (FRONT)
11' 10" (3.61M) X 11' 10" (3.61M)

With some restricted head height, Velux roof windows to front elevation, overstairs store cupboard and wall mounted radiator

EXTENSIVE REAR GARDEN

Being mainly laid to lawn with paved patio areas, panelled fencing to boundaries and gated side access.

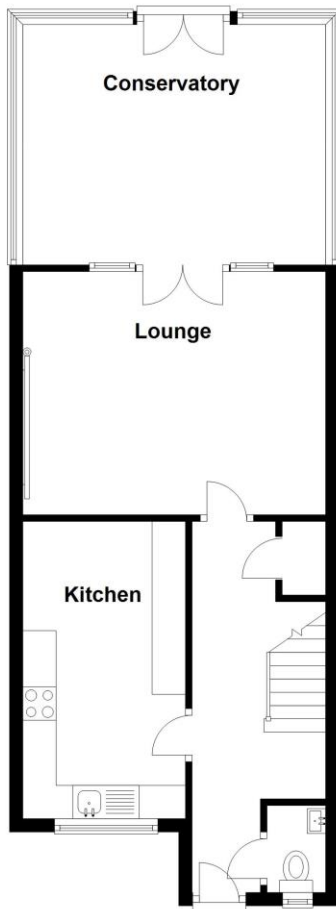
TENURE

We are advised by the vendor that the property is freehold. This is subject to verification by your Solicitor.



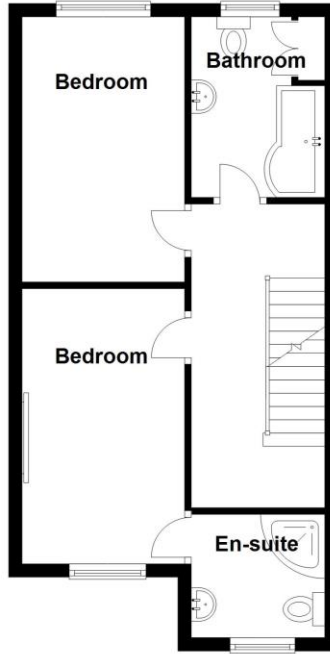
Ground Floor

Approx. 56.6 sq. metres (609.6 sq. feet)



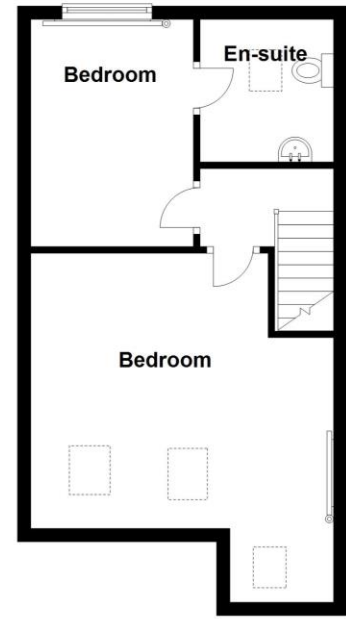
First Floor

Approx. 39.7 sq. metres (427.5 sq. feet)



Second Floor

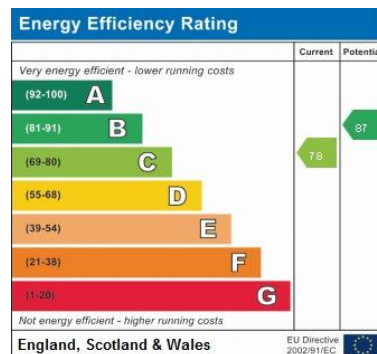
Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 133.0 sq. metres (1431.2 sq. feet)



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B750 Printed by Ravensworth 01670 713330

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