Bartleys
Estate Agents









14 Birch Tree Grove, Solihull B91 1HD

Offers in excess of £825,000

- Traditional Detached Residence
- Superb 0.25 acre plot
- Four Bedrooms
- Outstanding Redevelopment Potential
- Private Mature Rear Garden
- Energy Efficiency Rating - E

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Bartley's are pleased to offer an extremely rare opportunity to acquire this spacious, four bedrooms, 1950's detached, family home set on a substantial plot extending to approx. 0.25 of an acre in a highly desirable area of Solihull. Ideally located for excellent schooling and within short walking distance to the town centre. The property offers the opportunity to create a substantial family home (STPP). The accommodation briefly affords; reception hallway, cloakroom/WC, two principal reception rooms, breakfast kitchen, utility, breakfast room, four bedrooms (one en-suite), family bathroom, double garage and stunning private garden backing onto a wooded copse.



PROPERTY DESCRIPTION

The property is fronted by a neat ,lawned garden with an established willow tree and tarmac driveway with space for multiple vehicles leading down to the house and bordered by mature hedges.

The ground floor accommodation offers significant potential to modernise including a covered Porch opening into the Hallway with stairs rising to the first floor landing, doors radiating to a substantial Living Room with large windows and sliding door to the rear garden patio, a separate Dining Room currently used as an Office looking out to the front garden; an expansive Kitchen with abundant room for counterspace and storage plus dining area, an additional Reception Room with sliding door to the patio, the ground floor is complete with a side access door and Hallway to the Garage and handy Utility Room.



The first floor comprises a Landing; four double Bedrooms with plentiful space for furnishings, Bedroom Three with fitted wardrobes and en-suite Shower Room, a good-sized family Bathroom with plenty of scope for renovation and adjacent separate WC.

To the rear is a versatile garden space with lots of potential. A paved patio leads a mainly laid to lawn garden with fenced borders backing on to a wooded copse. There is side access back to the front on either side.

Situated in Solihull, the property benefits from a range of shops, sports centres, eateries and amenities nearby. In addition, there is schooling (comprehensive and independent) to suit all age groups. The town provides a range of transport services including commuter buses and trains from Solihull and Shirley stations to Birmingham, Leamington Spa, Stratford-Upon-Avon and London Marylebone. In addition, the NEC and Birmingham International are within an approximate 15-minute drive and the M42 provides fast links to many major road networks.



TENURE

We have been advised that the property is Freehold. This is subject to verification by your Solicitor.

DIMENSIONS

Porch

Entrance Hall

Living Room
20' 1" (6.12m) x 20' 6" (6.25m)

WC
3' 5" (1.04m) x 8' 1" (2.46m)

Kitchen
19' 2" (5.84m) x 12' 4" (3.76m) Max

Office/Dining Room
12' 5" (3.78m) x 11' 7" (3.53m)

Breakfast Room
10' 2" (3.1m) x 7' 11" (2.41m)

Hallway

Utility Room
4' 12" (1.52m) x 5' 5" (1.65m)

Garage
14' 12" (4.57m) x 16' 0" (4.88m)

Bedroom 1
14' 1" (4.3m) x 8' 10" (2.7m)

Bedroom 2
14' 1" (4.3m) x 11' 8" (3.56m) Max

Bathroom
8' 10" (2.7m) x 6' 8" (2.03m)

Bedroom 3
15' 6" (4.72m) x 8' 5" (2.57m) Plus fitted wardrobes

Shower Room
4' 8" (1.42m) x 4' 10" (1.47m)

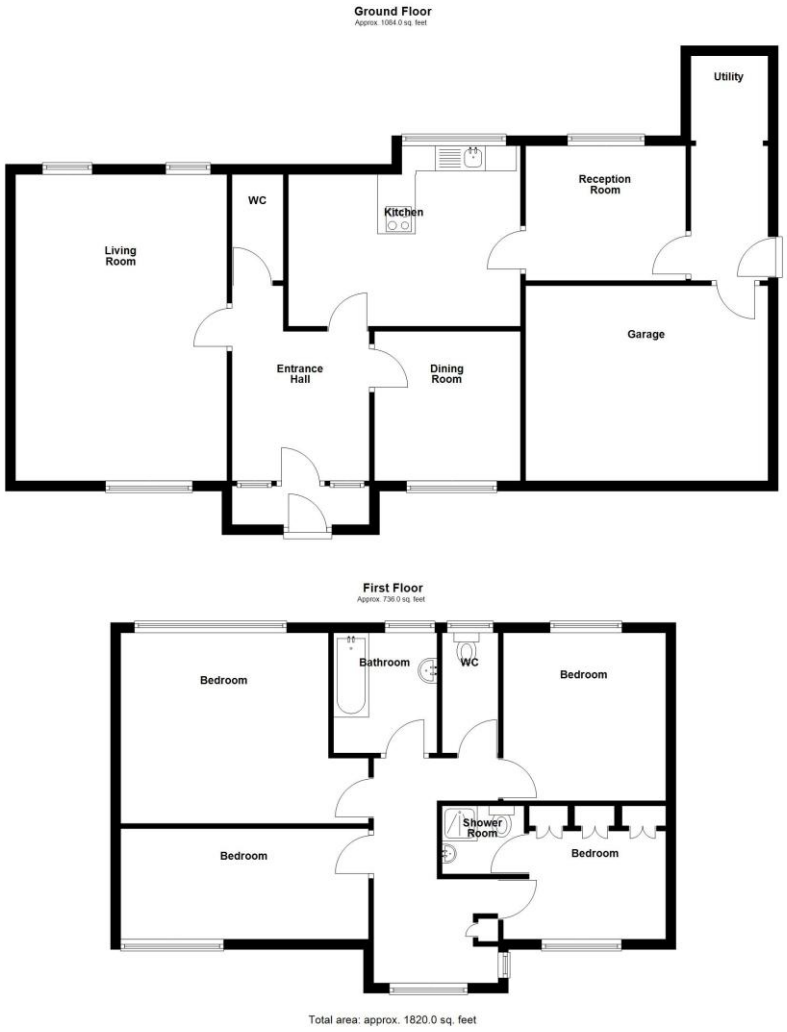
Bedroom 4
12' 12" (3.96m) x 9' 4" (2.84m)

Double Garage
13'9" (4.20m) x 12'2"(3.70m)





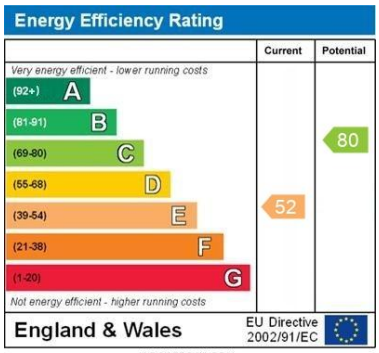




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