Bartleys
Estate Agents









32 Mirfield Road, Solihull, B91 1JD

Price Guide £950,000

- 1930's Detached Residence
- Four Bedrooms & Box Room
- Three Reception Rooms
- Neighbouring Olton Golf Course
- Extensive Mature South Facing Garden
- Energy Efficiency Rating - D

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32 Mirfield Road, Solihull, B91 1JD

A highly desirable and beautifully presented four-bedroom 1930's traditional detached family home set on a glorious plot located in arguably one of the most sought-after roads in Solihull. Ideally positioned for excellent schooling and within short walking distance to the town centre. The accommodation retains many original features and briefly affords, reception hallway, two principal reception rooms, breakfast room, fitted breakfast kitchen, ground floor shower room, four bedrooms, plus an additional box room, family bathroom, double garage and, truly the jewel in the crown, an extensive and beautifully landscaped south-facing garden.



APPROACH
Set back from the road behind a large driveway that enables off-road parking for several vehicles leading to an enclosed storm porch entrance to:

WELCOMING HALLWAY
Wood-effect flooring, double panel radiator, ceiling light point, stairs rising to first floor landing, doors to front and rear reception rooms and breakfast room.

FRONT RECEPTION ROOM
14' 9" (4.5M) X 11' 10" (3.6M)
Ornamental fireplace with coal-effect electric fire, wood-effect flooring, ceiling light point, two wall light points, exposed timber beams to ceiling, original stained glass window to the side aspect, double panel radiator, UPVC double glazed bay window to front aspect.



REAR RECEPTION ROOM
18' 1" (5.5M) X 12' 2" (3.7M)
Ornamental fireplace wood-effect flooring, double panel radiator, two wall light points ceiling light point UPVC double glazed bay window and French doors to rear garden.

BREAKFAST ROOM
9' 10" (3.0M) X 9' 6" (2.9M)
Wood-effect flooring, double panel radiator, under stairs storage and UPVC double glazed window to the rear aspect

BREAKFAST KITCHEN
13' 1" (4.0M) X 11' 8" (3.56M)
A well-fitted kitchen equipped with a range of matching wall and base units, complemented by coordinated roll-top work surfaces, stainless steel single drain sink unit, provision for a gas range cooker, canopy extractor hood, ceramic tiling to walls and floor floors, integrated dishwasher, double panel radiator, integrated fridge, Velux skylight, UPVC double glazed window to the rear, door to inner lobby leading to cloakroom WC and garage, UPVC double glazed door to the rear garden.



CLOAKROOM / WC & SHOWER ROOM
7' 10" (2.4M) X 5' 3" (1.6M)
A beautifully appointed shower room comprising hand wash basin with vanity unit, low-level flush WC, shower enclosure with thermostatic shower unit, complementary ceramic tiling to splash prone areas and floor, chrome towel radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to the rear aspect.

FIRST FLOOR LANDING
Ceiling light point, stained glass window to the side aspect, doors radiating off to bedroom one, bedroom two, bedroom three, bedroom four, bedroom 5 box room, bathroom and separate WC.

BEDROOM ONE (FRONT)
14' 9" (4.5M) X 11' 10" (3.6M)
A range of fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.



BEDROOM TWO (REAR)
17' 9" (5.4M) X 11' 10" (3.6M)
A range of fitted wardrobes, single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect.

BEDROOM THREE (FRONT LEFT)
12' 6" (3.8M) X 7' 10" (2.4M)
Ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

BEDROOM FOUR (FRONT)
8' 10" (2.7M) X 6' 11" (2.1M)
Ceiling light point, single panel radiator, UPVC double glazed window to the front aspect.

BEDROOM FIVE / BOX ROOM (REAR)
6' 3" (1.9M) X 5' 7" (1.7M)
Ceiling light point, single panel radiator, UPVC double glazed window to rear aspect.



SEPARATE WC
Low-level flush WC, hand wash basin with vanity unit, tiling to walls, ceiling light point, obscure UPVC double glazed window to the side aspect.

FAMILY BATHROOM
Modern suite comprising low-level flush WC, pedestal hand wash basin with storage cupboard, panel bath with shower screen and handheld shower attachment, complementary ceramic tiling to walls, towel radiator, ceiling light point, obscure UPVC double glazed window to the rear aspect

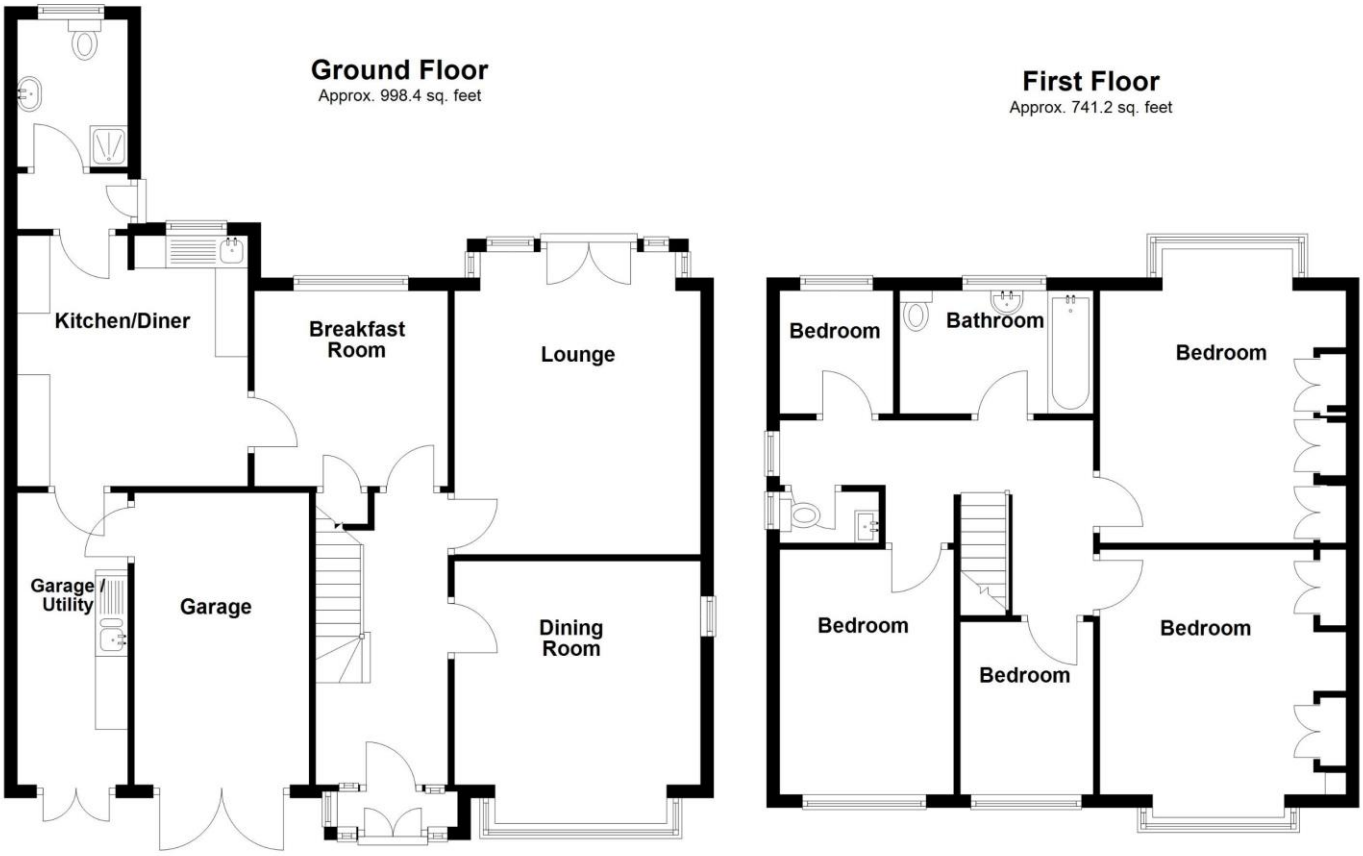
GARDEN
A paved patio with gated side access features an outside water supply, external lighting and steps leading down to an extensive southeast-facing garden. The garden is mainly laid to lawn and enclosed by wooden panel fencing, with mature borders stocked with a variety of plants and shrubs. A “crazy paving” pathway leads towards the rear of the garden which enjoys a private outlook as it backs on to the neighbouring Olton Golf Course.

DOUBLE GARAGE ONE
14' 5" (4.4M) X 5' 7" (1.7M)
Double doors to the front aspect, base level units with work surfaces, single drainer sink unit, Worcester boiler, power and lighting.



DOUBLE GARAGE TWO
14' 9" (4.5M) X 8' 10" (2.7M)
Double doors, power and lighting.

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

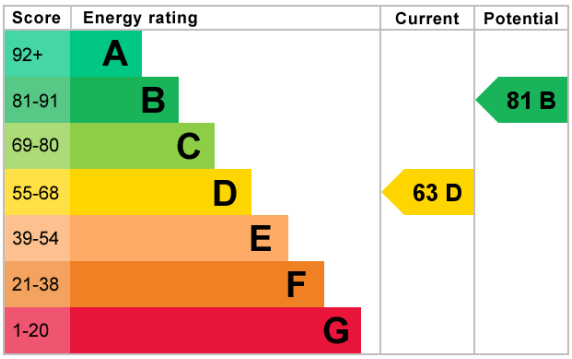


Total area: approx. 1739.6 sq. feet

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