



58 GRESWOLDE ROAD, SOLIHULL, WEST MIDLANDS, B91 1DY

PURCHASE PRICE £425,000

**DRAFT DETAILS**





## PROPERTY OVERVIEW

### PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this spacious, extended five bedroom semi detached which does require redecoration throughout. The property offers good family accommodation, benefits from UPVC double glazing, gas central heating and has the added attraction of a refitted kitchen and shower room. and a south westerly facing rear garden. The property stands within the Oak Cottage school catchment area and briefly comprises of:- enclosed porch, entrance hall, lounge, dining room, refitted kitchen, laundry/utility room, separate wc, five bedrooms, family bathroom, shower room, garage and garden. In more detail the property affords:-

### ACCOMMODATION ON THE GROUND FLOOR

Approached via the block paved driveway and leading to:-

#### ENCLOSED PORCH

With UPVC double opening doors and further door giving access through to:-

#### ENTRANCE HALL

With staircase to the first floor, central heating radiator, useful understair storage cupboard and leading to:-

#### LOUNGE (FRONT)

16' 2" x 12' 0" (4.95m x 3.66m) UPVC double glazed bay window to the front with central heating radiator beneath, tiled fireplace incorporating a fitted gas fire, coved cornice, TV point and power points.

#### DINING ROOM

12' 4" x 10' 10" (3.78m x 3.32m) Feature tiled fireplace, coved cornice, double central heating radiator, UPVC double glazed sliding patio doors leading out to the



rear garden and power points.

#### REFITTED KITCHEN

9' 11" x 8' 8" (3.03m x 2.65m) Having an extensive range of high gloss cream fitted units comprising of an inset stainless steel sink unit with side drainer, cupboards beneath, a range of base and wall cupboards, fitted appliances including a four ring electric hob with oven beneath, integrated dishwasher, space for a fridge/freezer, complementary wall tiles, double glazed window overlooking the rear garden, central heating radiator, power points and further door leading to:-

#### LAUNDRY/UTILITY ROOM

Having matching high gloss cream units from the kitchen, inset stainless steel sink unit with side drainer, plumbing for a washing machine, base cupboards, wall mounted Worcester gas central heating boiler, UPVC double glazed window, double glazed door leading out to the side, central heating radiator, access into the garage and further door leading to:-

#### SEPARATE WC

With low flush wc, wall mounted wash hand basin and UPVC obscure glazed window.

#### FIRST FLOOR

Approached via the direct staircase from the entrance hall.

#### LANDING

With hatch to the roof space with loft ladder and leading to:-

#### BEDROOM ONE (FRONT)

16' 4" x 11' 0" (5.00m x 3.36m) UPVC double glazed window with central heating radiator beneath and power points.

#### BEDROOM TWO (REAR)

12' 5" x 10' 10" (3.80m x 3.32m) UPVC double glazed window, central heating radiator, power points and an extensive range of fitted wardrobes.

#### BEDROOM THREE (FRONT)

11' 3" x 8' 3" (3.43m x 2.53m) UPVC double glazed window, central heating radiator and power points.

#### BEDROOM FOUR (FRONT)

9' 3" x 7' 6" (2.83m x 2.31m) UPVC double glazed window, central heating radiator, built in cupboard/wardrobe and power points.

#### BEDROOM FIVE/STUDY

8' 10" x 4' 9" (2.71m x 1.46m) UPVC double glazed window, central heating radiator and power points.

#### FAMILY BATHROOM

The bathroom is in need of modernisation, having a bath with electric shower over, shower rail, pedestal wash basin, low flush wc and UPV obscure glazed window.

#### SHOWER ROOM

Having a large walk in shower, low flush wc, central heating radiator and UPVC obscure glazed window.

#### OUTSIDE

#### REAR GARDEN

The property enjoys a delightful south westerly facing rear garden, having a raised paved patio, established lawn and borders.

#### TENURE

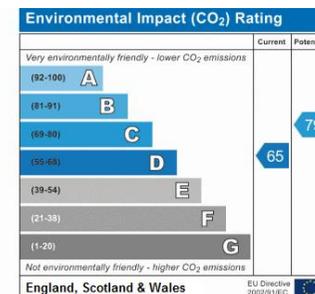
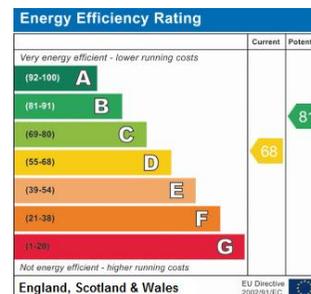
Freehold

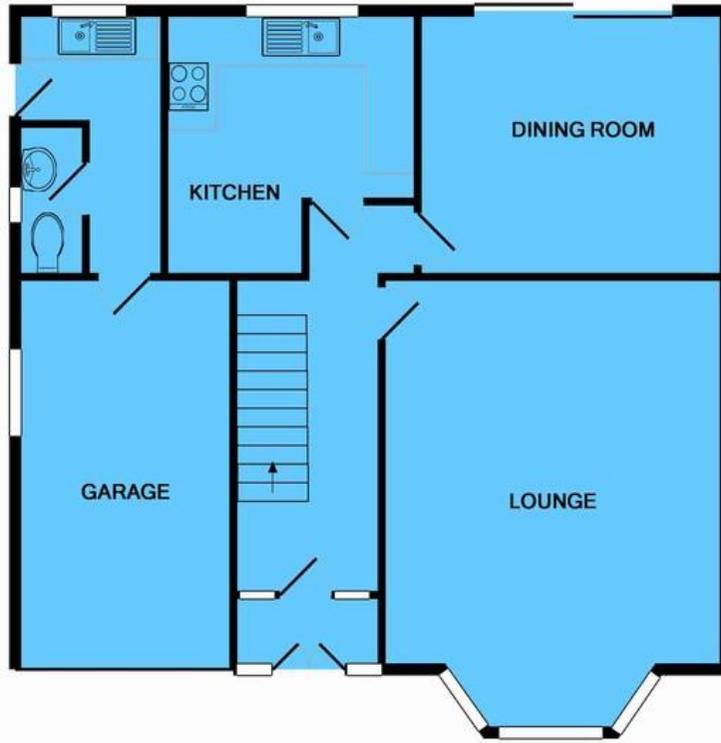
#### VIEWING

Via Xact in Solihull on 0121 712 6222

#### COUNCIL TAX

Council Tax Band E





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2014