



Welcombe Grove, Solihull, B91 1PD

Guide Price £975,000

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110 High Street, Henley-in-Arden,
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Welcombe Grove, Solihull, B91 1PD

A beautifully presented detached family home situated in a very desirable cul-de-sac location off Alderbrook Road. Superb extended and refitted kitchen/ breakfast room, four reception rooms, utility, four bedrooms, ensuite and bathroom, private south facing garden.

LOCATION

Situated in a very desirable cul-de-sac location off Alderbrook Road which has long been established as one of Solihull's premier locations. The property is situated within minutes of Solihull Town centre, local gyms and local parks, and within the catchment area of Solihull's most popular and sought after schools such as Solihull School, St. Martins and the Tudor Grange Academy. The town centre offers an excellent choice of shopping facilities including Touchwood shopping centre, and John Lewis' department store along with an abundance of restaurants and bars. From Solihull station, train services operate to Birmingham and, Leamington Spa, Bicester Village, Warwick Parkway onto London Marylebone.

The property stands back from the road behind a block paved double width driveway and lawned fore garden to the side, block paved path leads to a canopy porch with security lights and access is gained via a high quality composite door with frosted side windows leading to;





WELCOMING ENTRANCE HALL

Stairs off to the first floor with under stairs cupboard, radiator with decorative cover, and Oak finished veneer doors leading to;

GUEST CLOAKROOM/ WC

Refitted white suite, WC, pedestal wash basin, feature tiled splashbacks, tiled flooring, radiator, obscured double glazed window to side.

SPACIOUS LIVING ROOM

Double glazed large bay window to front, Portuguese stone fireplace with gas living flame fire, two double glazed windows to side, coving to ceiling, double doors to dining room and study.

STUDY

Double glazed large bow window to rear, radiator, LED downlights, double glazed window to side.

DINING ROOM

Double veneer doors to the family room, radiator with decorative cover and door to;





SUPERB REFITTED BREAKFAST KITCHEN

Having an extensive range of refitted base, wall and drawer units with bespoke granite worktops, a centre island breakfast bar, built in Siemens double oven, coffee machine, microwave, integrated dishwasher, touch control ceramic hob with extractor over, Frankie sink drainer unit, wine fridge, tiled flooring, radiator with decorative cover, LED downlights, double glazed windows to front and rear and three Velux skylight windows.

UTILITY ROOM

Refitted base and wall units (to match kitchen), roll top worksurfaces, plumbing and space for washing machine and tumble dryer, one and a half sink drainer unit, double glazed door to driveway, LED downlights, tiled floor, radiator and door to the double garage.

FAMILY ROOM

Double glazed Velux skylight windows, two radiators with decorative covers, tiled flooring, double glazed french doors to the rear garden and large side windows.

FIRST FLOOR LANDING

Approached via the stairs leading from the hallway with Oak hand rail, loft hatch and doors to:

MASTER BEDROOM

Double glazed window to front, radiator, two double built in wardrobes and dressing area with a door to;

ENSUITE SHOWER ROOM

White suite, WC, wall mounted wash basin, corner shower cubicle and thermostatic shower, tiled splashbacks, tiled flooring, radiator and frosted double glazed window to front.

BEDROOM TWO

Double glazed window to rear, radiator and built in double wardrobe.

BEDROOM THREE

Double glazed window to rear, radiator and built in double wardrobe.

BEDROOM FOUR

Double glazed window to rear, radiator and built in double wardrobe.

FAMILY BATHROOM

Refitted white bathroom suite, WC, wash basin, panelled bath and thermostatic shower over, feature tiled splashbacks and flooring, heated towel rail, LED downlights and frosted double glazed window to front.





REAR GARDEN

Enjoying a private and south facing aspect to the rear, mainly laid to lawn with a large York stone patio area, matured shrubs and evergreens, external lighting, gated side passage with a large wooden garden shed and smaller tool storage/brick-built shed with UPVC door.

DOUBLE GARAGE

Wall mounted Worcester Bosch central heating boiler, double glazed window to side, light and power points, door to utility and remote control up and over garage door.

Solihull Metropolitan borough council band G.

EPC band- C



