



59 Dovehouse Lane, Solihull B91 2EF

Price Guide **£525,000**

- Enlarged & Improved Traditional Property
- Four Bedrooms
- Two Delightful Reception Rooms
- Extended Dining Kitchen

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59 Dovehouse Lane, Solihull B91 2EF

59 Dovehouse Lane is an appealing four bedroom traditionally built residence that has been enlarged and improved by the current owners creating a stunning family home. The interior definitely has the wow factor and combines many original features with contemporary additions that compliment the generous proportions on offer. The accommodation briefly comprises; welcoming hall way, cloakroom/ WC, two reception rooms, open plan kitchen/dining room, four bedrooms, luxurious family bathroom, good sized landscaped gardens, single garage and deep driveway.

APPROACH

The property is set behind a deep driveway and foregarden that enables off-road parking for several vehicles, leading to a UPVC double glazed enclosed storm porch entrance with solid timber door to:

ENTRANCE HALLWAY

Ceramic tiled floor, single panel radiator, two ceiling light points, stairs rising to 1st floor landing, doors radiating off to front reception room, kitchen and cloakroom WC, solid glazed window to the front aspect



CLOAKROOM / WC

Contemporary suite that includes: hand wash basin with vanity cupboard below, low level flush WC, ceramic tiling to splash prone areas and floor, ceiling spotlights.

LOUNGE

15' 1" (4.6M) X 11' 10" (3.6M)

Feature fireplace with cast iron stove and burner, double panel radiator, Amtico flooring, ceiling light point, ceiling rose, UPVC double glazed bay window to the front aspect.



EXTENDED DINING KITCHEN

18' 4" (5.6M) MAX X 14' 5" (4.4M)

A comprehensively fitted kitchen that comprises a range of cream shaker style wall and base units with solid oak work surfaces, ceramic tiling to splash prone areas, a range of integrated appliances including provision for a range style gas cooker, Siemens electric oven with warming drawer, Siemens fridge freezer, Neff dishwasher, under counter lighting, composite single drainer sink unit with hot water tap, Falcon range cooker hood and extractor fan, matching central island with solid oak work surface and a number of drawers and cupboards below, halogen spotlights, slate floor, double panel radiator, bi-fold UPVC double glazed windows to the rear aspect leading to dining area and dining area.



DINING AREA

16' 9" (5.1M) X 10' 10" (3.3M)

Feature fireplace with slate hearth, stripped wooden flooring, ceiling light point with rose, double panel radiator, TV point, UPVC double glazed French doors and bay window to rear aspect.

PLAY ROOM / FAMILY ROOM

14' 1" (4.3M) X 8' 6" (2.6M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect, door to garage

FIRST FLOOR LANDING

Ceiling light point, oak varnished doors to bedroom one, bedroom two, bedroom three, bedroom four and bathroom, large built in cupboard with shelving, obscure UPVC double glazed window to the rear aspect.

BEDROOM ONE (FRONT)

15' 9" (4.8M) X 11' 6" (3.5M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)

16' 5" (5M) X 11' 2" (3.4M)

Single panel radiator, ceiling light point, UPVC double glazed bay window to the rear aspect.

BEDROOM THREE (FRONT)

11' 6" (3.5M) X 7' 10" (2.4M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect.

BEDROOM FOUR (FRONT)

3' 7" (1.1M) X 8' 2" (2.5M)

Single panel radiator, ceiling light point, UPVC double glazed window to the front aspect, loft access.

LUXURY FAMILY BATHROOM

A superb fitted four piece bathroom suite that includes a Bauhaus contemporary suite with vanity cupboard, low level flush WC, panelled bath with shower attachment, separate shower enclosure with chrome thermostatic shower unit and attachment, contemporary bathroom cabinet, marble effect ceramic tiling to flooring and splash prone areas, halogen spotlights, contemporary radiator, extractor fan. UPVC double glazed obscure window to rear aspect.

REAR GARDEN

A good sized landscaped rear garden that is mostly laid to lawn with full width paved patio with York stone paving, rear patio with large greenhouse, outside tap and two electric lights, side access to rear of garage, outside power and log store.

GARAGE

9' 6" (2.9M) X 14' 9" (4.5M)



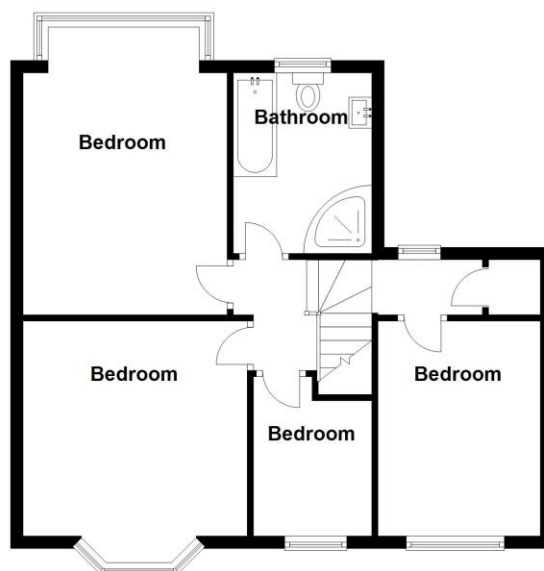
Double doors to front, lighting, power, Worcester condenser boiler, vented hot water cylinder, timer control, stainless steel single drainer sink unit with cupboards below, space and plumbing for a washing machine / dryer, UPVC double glazed door to the rear.



Ground Floor
Approx. 90.3 sq. metres (972.3 sq. feet)



First Floor
Approx. 55.4 sq. metres (596.8 sq. feet)



Total area: approx. 145.8 sq. metres (1569.1 sq. feet)



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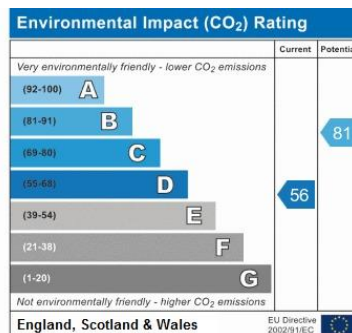
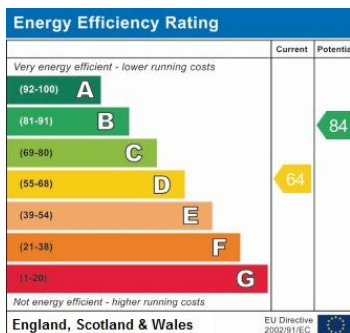
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