



4 Treeford Close, Solihull, B91 3PW

Price Guide **£499,950**

- Traditional Four Bedroom Detached
- Two Reception Rooms
- Fitted Kitchen

- Ensuite & Family Bathroom
- Southerly Facing Mature Garden
- Energy Efficiency Rating - D

0121 709 3300



# 4 Treeford Close, Solihull, B91 3PW

A fabulous opportunity to stamp your mark on this spacious FOUR bedroom Detached residence that offers lots of scope to tailor to own requirements, options to extend subject to planning consent. Master bedroom has en-suite, family bathroom, two reception rooms, conservatory, fitted kitchen. Superb SOUTH facing rear garden and large driveway.NO CHAIN

## APPROACH

Dropped kerb leading to a tarmac driveway providing off road parking, pebbled fore-garden with mature planting, hedging and side gated access to the rear garden.

## ENTRANCE PORCH

Double glazed door with matching double glazed window to front elevation, tiled flooring and single glazed door with matching window opening into:

## ENTRANCE HALLWAY

Having central heating radiator, storage cupboard and telephone point.

## LOUNGE

19' 11" (6.07M) X 14' 4" (4.37M)

Double glazed window to front elevation, two central heating radiators, television aerial point, gas fireplace and single glazed door into: .

## DINING ROOM

11'11" (3.63M) X 10'0" (3.05M)

Double glazed patio doors and central heating radiator.

## BREAKFAST KITCHEN

10' 11" (3.33M) X 10' 11" (3.33M)

Fitted to comprise a range of wall and base units with work surface over, incorporating a stainless-steel sink/drain, tiling to splashback areas. electric oven and hob with extractor hood above, central heating radiator, double glazed window to rear elevation, pantry storage cupboard and door to:

## BOILER ROOM/WC

Wall mounted storage cupboard, sink, plumbing for washing machine and dishwasher, single and double glazed windows, door to side elevation, toilet & sink, tiling to splashback areas and central heating radiator.

## CONSERVATORY

Double glazed windows to rear elevation, lighting, central heating radiator and ceramic floor tiling.



### FIRST FLOOR

Double glazed window to front elevation, airing cupboard, loft access and doors to:

### MASTER BEDROOM (REAR)

**16' 8" (5.08M) X 10' 8" (3.25M)**

Double glazed window to front elevation, built-in wardrobes, central heating radiator and door to:

### EN-SUITE

Wash hand basin, W.C, shower cubicle, extractor fan and partial wall shower boards.

### BEDROOM TWO

**16' 8" (5.08M) X 9' 11" (3.2M)**

Double glazed window to rear elevation, built-in wardrobe with vanity sink unit and central heating radiator.

### BEDROOM THREE

**12' 3" (3.73M) X 8' 4" (2.54M)**

Double glazed windows to front and side elevations and central heating radiator.

### BEDROOM FOUR

**10' 8" (3.25M) X 8' 3" (2.51M)**

Double glazed window to rear elevation and central heating radiator. .

### FAMILY BATHROOM

**11' 10" (3.6M) X 8' 2" (2.5M) MAX**

Two double glazed windows to rear elevation, central heating radiator, W.C, wash hand basin, bath with electric shower over and partial wall tiling.

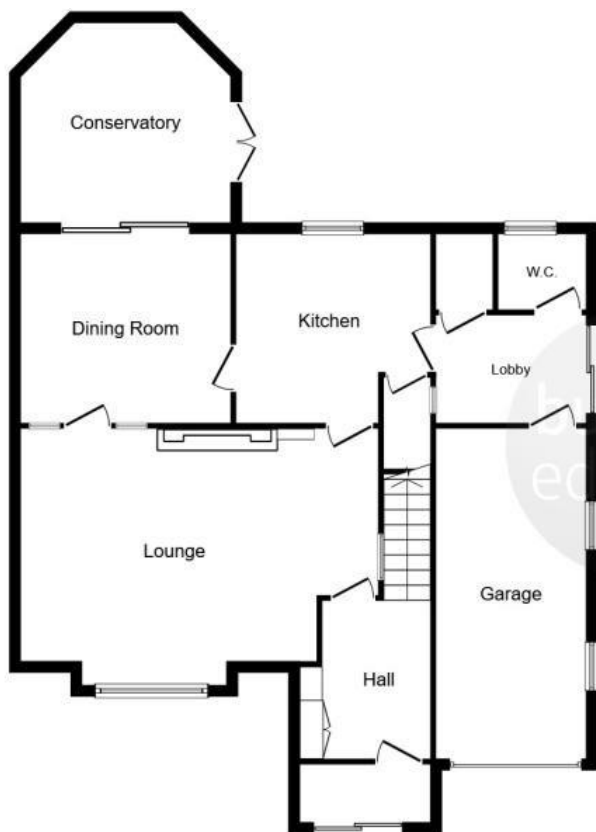
### SINGLE GARAGE

Having up and over door, two single glazed windows to side elevation, power, and lighting.

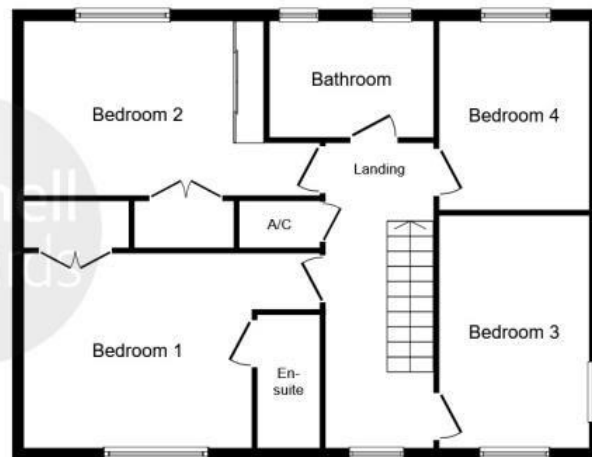
### SOUTH FACING REAR GARDEN

Patio area leading to lawn, mature planting, external water supply, lighting, and partial fencing to boundaries.





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



2 Manor Walk  
High Street  
Solihull B91 3SX  
Tel: 0121 709 3300  
Email: [info@bartleys-uk.com](mailto:info@bartleys-uk.com)

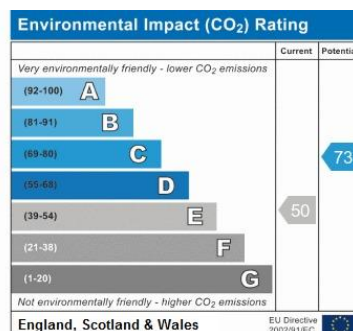
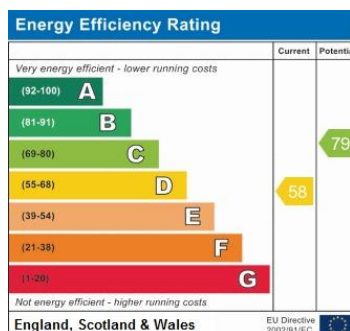
[Zoopla.co.uk](https://www.zoopla.co.uk)

[Finda Property.com](https://www.finda-property.com)

[rightmove.co.uk](https://www.rightmove.co.uk)  
The UK's number one property website

[The Property Ombudsman](https://www.the-property-ombudsman.co.uk)  
SALES

[Radarhomes.co.uk](https://www.radarhomes.co.uk)  
The UK's number one property website



B750 Printed by Ravensworth 01670 713330

No statement in these details is to be relied upon as representation of fact, and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. These details do not constitute any part of any offer or contract. Bartleys Estate Agents and their employees and agents do not have any authority to give warranty or representation whatsoever in respect of this property. These details and all statements herein are provided without any responsibility on the part of Bartleys Estate Agents or the vendors. Equipment: Bartleys Estate Agents has not tested the equipment or central heating system mentioned in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment, etc. The Laws of copyright protect this material. The Owner of the copyright is Bartleys Estate Agents. This property sheet forms part of our database, and is protected by the database right and copyright laws. No unauthorised copying or distribution without permission.