



2 Grove Road, Solihull, B91 2AJ

Price Guide **£380,000**

- Traditional Semi Detached
- Stunning Kitchen/Family Room
- Three Good Sized Bedrooms
- Luxury Family Bathroom
- Single Garage
- Walking Distance to Town Centre
- Energy Efficiency Rating - D

0121 709 3300

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Bartley's are delighted to offer for sale a most appealing three bedroom, traditionally built residence that has been enlarged and improved by the current owners. The property offers a stunning family home within walking distance of Solihull town centre. The interior has the wow factor and has a stunning extended open plan dining kitchen. The accommodation briefly comprises; welcoming hallway, study area, lounge, open plan kitchen, three bedrooms, family bathroom, good sized landscaped screened garden, single garage and driveway.

APPROACH

Via a gravel stone driveway enabling off-road parking for three vehicles that leads to an open porch entrance with Oak front door to:-

ENTRANCE HALL

Ceramic tiled floor, wall mounted heating radiator, two ceiling light points, stairs rising to first floor landing with open under stairs storage area, doors to lounge and kitchen.

LOUNGE

14' 5" (4.4M) X 11' 10" (3.6M)

Ornamental fireplace with pebble stone effect gas fire, stone surround, panelled radiator, ceiling light point, TV point, wood effect flooring, UPVC double glazed bay window to the front aspect.



EXTENDED KITCHEN FAMILY ROOM

16' 7" (5.10M) X 18' 4" (5.6M)

A fabulous extended kitchen comprises a range of contemporary handle less wall and base units with quartz work tops, matching central island and breakfast bar, provision for a gas range cooker, stainless steel canopy extractor hood / fan, 1 1/2 bowl single drainer sink, space and plumbing for a washing machine, integrated fridge and freezer, solid wood flooring, TV point, halogen spotlights, ceiling light point, four reproduction radiators, 2 Velux windows, UPVC double glazed window to side and rear aspect, UPVC double glazed bi-folding doors to rear garden.



FIRST FLOOR LANDING

Loft access, obscure UPVC double glaze window to the side aspect.

BEDROOM ONE (FRONT)

14' 9" (4.5M) X 10' 2" (3.1M)

Wood effect flooring, vertical panelled radiator, ceiling light point, UPVC double glazed bay window to the front aspect.

BEDROOM TWO (REAR)

10' 2" (3.1M) X 10' 2" (3.1M)

Wood effect flooring, ceiling light point, vertical panelled radiator, UPVC double glazed window to the rear aspect

BEDROOM THREE FRONT

8' 6" (2.6M) X 7' 10" (2.4M)

Wood effect flooring, panelled radiator, UPVC double glazed window to the front aspect halogen spotlights.

STUNNING BATHROOM

9' 10" (3M) X 7' 10" (2.4M)

A beautifully appointed bathroom comprises contemporary "Ideal" three piece suite, contemporary hand wash basin with fitted cupboard beneath, close coupled WC, panelled bath with mixer shower attachment, double shower enclosure with chrome thermostatic shower head and thermostatic shower attachment, complementary ceramic tiling to floors and walls, vertical towel rail, halogen spotlights, cupboard housing Worcester combi boiler, obscure UPVC double glazed window to the rear aspect.

REAR GARDEN

A full-width Yorkshire stone paved patio leads to a mainly laid to lawn rear garden with a gravel pathway that leads to a large timber shed / home office. The garden has external lighting, external water, a wood panel and hedge perimeter, a bedding area with a range of shrubs and there is a personal door to: –

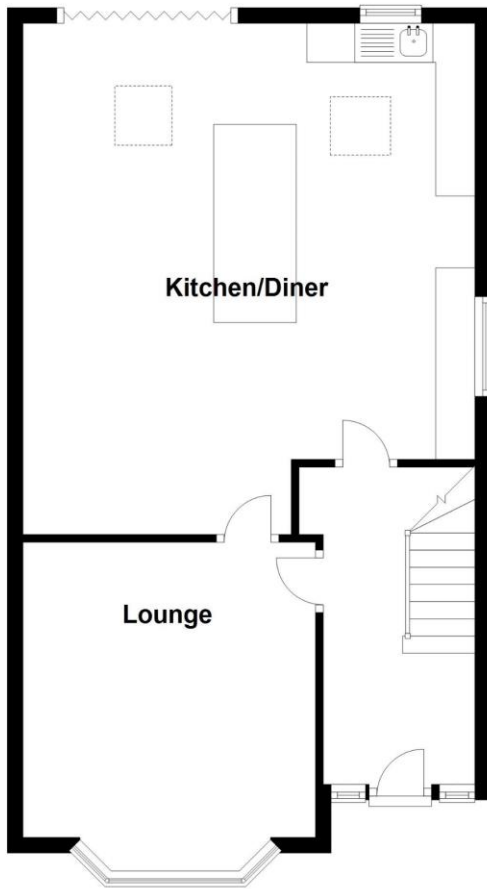
SINGLE GARAGE

16' 9" (5.1M) X 6' 11" (2.1M)

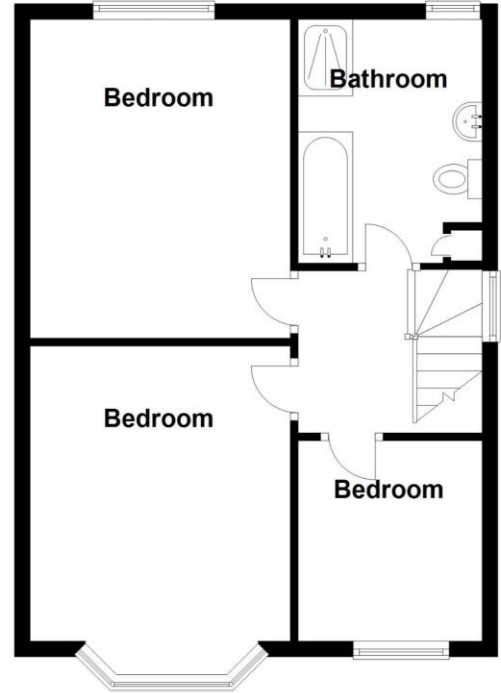
Up and over electric garage door, power, lighting and storage



Ground Floor
Approx. 59.3 sq. metres (638.2 sq. feet)



First Floor
Approx. 46.4 sq. metres (499.2 sq. feet)



Total area: approx. 105.7 sq. metres (1137.4 sq. feet)



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

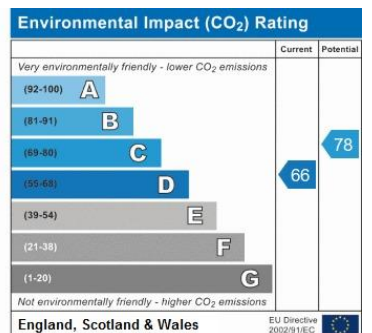
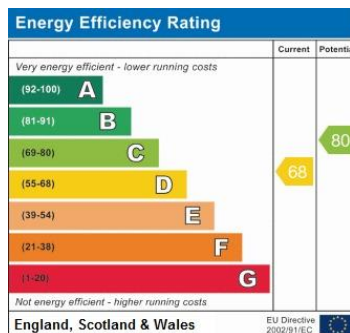
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