



32 Silhill Hall Road, Solihull B91 1JU

Price Guide **£875,000**

- Enormous Scope For Enlargement (STPP)
- Five Bedrooms
- Premier Road
- Large South Facing Garden
- No Chain
- Energy Efficiency Rating - F

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Situated in one of the most sought after tree lined roads in Solihull an opportunity has arisen to purchase this spacious five bedroom detached requiring complete renovation/refurbishment that sits within a large established plot offering tremendous scope for enlargement or redevelopment (STPP). The property requires updating & will appeal to somebody looking to put their stamp on a property on this premier road.

APPROACH

The property sits back from the road behind a lawned foregarden with a deep sweeping driveway enabling off-road parking for several vehicles leading to a covered and glazed storm porch with glazed double front doors leading to:-

ENTRANCE HAL

Two double panel radiators, two wall light points, stairs rising to first floor landing, under stairs storage cupboard, doors radiating off to front and rear reception rooms, kitchen and cloakroom WC,.

CLOAKROOM WC

Low level flush WC, hand wash basin, complementary tiling to splash prone areas, extractor fan.

FRONT RECEPTION ROOM

15' 5" (4.7M) X 12' 6" (3.8M)

Ornamental fireplace with coal effect gas fire and marble hearth, single panel radiator, ceiling light point, UPVC double glazed bay window to the front aspect and UPVC double glaze window to the side aspect.

REAR RECEPTION ROOM

22' 8" (6.9M) X 14' 5" (4.4M)

Ornamental fireplace with electric fire insert, three wall light points, two double panel radiators, one single panel radiator, TV point, two ceiling light points, UPVC double glazed bay window to the side aspect, UPVC double glazed window to the side, full height UPVC double glazed sliding French doors to rear garden.

BREAKFAST KITCHEN

16' 9" (5.1M) X 11' 10" (3.6M)

A range of wall and base units with coordinated rolltop worksurfaces, stainless steel single drainer sink unit, integrated ceramic hob and Neff double oven, fridge, tiling to splash prone areas, ceiling spotlights, ceiling light point, double glazed sliding patio door to conservatory/lean-to and door to: -

UTILITY

8' 10" (2.7M) X 8' 2" (2.5M)

Stainless steel sink unit, wall and base units, skylight, wall mounted central heating boiler, space and plumbing for a washing machine, door to rear lobby leading to garden / WC, door to double garage.



FIRST FLOOR LANDING

Original stain glass picture bay window to the front aspect, doors radiating off to bedroom one, bedroom two, bedroom three, bedroom four, bathroom, separate WC, staircase leading to the second floor and bedroom five, single panel radiator.

BEDROOM ONE (FRONT)

12' 10" (3.9M) X 12' 6" (3.8M)

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

BEDROOM TWO (REAR)

15' 5" (4.7M) X 12' 6" (3.8M)

Single panel radiator, ceiling light point, UPVC double glazed window to the rear aspect, pedestal hand wash basin.

BEDROOM THREE (REAR)

10' 10" (3.3M) X 10' 10" (3.3M)

Single panel radiator, ceiling light point, Victorian hand wash basin, UPVC double glazed window to the rear, built-in wardrobe.

BEDROOM FOUR (FRONT)

14' 5" (4.4M) X 8' 10" (2.7M)

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

SEPARATE WC

Low-level flush WC, obscure UPVC double glazed window to the side aspect.

BATHROOM

Pedestal hand wash basin, shower enclosure with thermostatic shower unit, chrome towel radiator, complementary tiling to splash prone areas, ceiling light point, obscure UPVC double glazed window to the rear aspect.

BEDROOM FIVE (SECOND FLOOR)

30' 2" (9.2M) X 12' 2" (3.7M)

Two single panel radiators, two ceiling light points, full-width UPVC double glazed windows, storage beneath eaves.

GARDEN

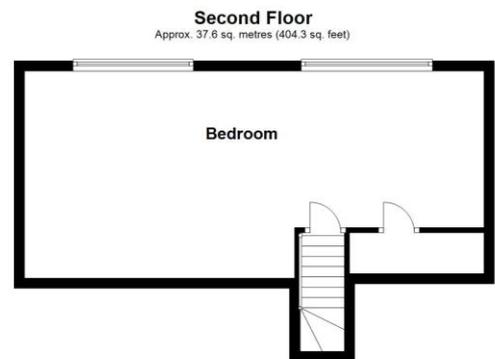
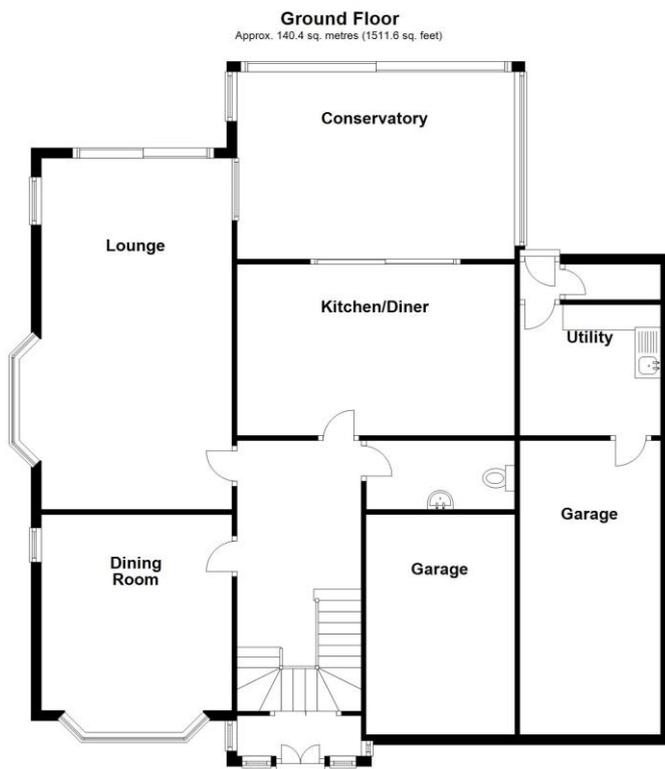
The south facing garden has an L-shaped patio that stretches from the double gates at the front of the property and across the rear of the house. The garden is mainly laid to lawn with mature borders. There are a number of garden sheds and outbuildings to the side and rear of the property.

DOUBLE GARAGE

19' 4" (5.9M) X 16' 9" (5.1M)

Double doors to front aspect, power and lighting.





Total area: approx. 260.6 sq. metres (2804.8 sq. feet)



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