Cransley Grove, Solihull, B91 3ZA

This beautifully presented modern detached family home was built by Bryant Homes to a prototype design and therefore is unique to the Hillfield the property occupies a generous plot with delightful landscaped gardens to the front and the rear, the property falls into Tudor Grange catchment and is ideally situated with easy access to Solihull town centre offering a wide variety of shopping facilities including Touchwood shopping centre and John Lewis department store, there is easy access to the M42 motorway, NEC and Birmingham International Airport and train station.
APPROACH
The property has a very wide frontage with a lawned garden to the left hand side, slate chipped fore garden having scrub and evergreens, double width drive way and a welcoming entrance with canopy porch, external lights and double glazed door leading through to:

ENTRANCE HALL
With stairs of to the first floor, coving to ceiling, tiled flooring, radiator, under stairs storage cupboard and doors leading off to:

CLOAKROOM/GUEST WC
With re-fitted WC, wash hand basin, radiator, extractor and tiled flooring:

LOUNGE
4.37m (14'4") x 3.84m (12'7")
UPVC double glazed bay window to front, coving to ceiling, central heating radiator with decorative cover, attractive stone fireplace surround with matching hearth with flame effect fire and opening through to:

KITCHEN/ DINING ROOM
7.32m (24'0") x 3.18m (10'5")
An extensive range of re-fitted base wall and drawer units, granite work surfaces incorporating 1/4 sink drainer unit with mixer tap, built in Electrolux oven, microwave above and warming drawer beneath, induction hob with extractor over, glazed splash back, integrated dishwasher, fridge and freezer, slide out pantry draw, feature vertical radiator, UPVC double glazed window overlooking the rear gardens, ceiling down lights, ample space for dining table, and double glazed sliding door leading out to the rear garden.

STUDY
2.39m (7'10") x 2.39m (7'10")
UPVC double glazed window to the front, coving to ceiling, central heating radiator, trip switch consumer unit.

LIVING ROOM
5.08m (16'8") x 4.78m (15'8")
Two double glazed frosted window to the front, attractive sliding doors to the rear garden, laminate flooring, and ceiling down lights, feature vertical radiator and additional radiator.

UTILITY AND BOOT ROOM
Double glazed door to rear canopy porch, plumbing for washing machine, wall mounted Worcester Bosch central heating boiler, UPVC double glazed window to rear, central heating radiator, flooring, and hatched storage space above.

FIRST FLOOR LANDING
Is approached by the stairs leading from the hall way with loft hatch and doors leading off to:

MASTER BEDROOM
UPVC double glazed bay window to front, central heating radiator with
decorative cover, fitted wardrobes with sliding doors, door through to the:

ENSUITE BATHROOM
2.92m (9' 7") x 1.24m (4' 1")
Feature tiled splash backs, fitted vanity unit with wash hand basin, WC, double shower cubicle with thermostatic shower, heated towel rail.

BEDROOM TWO
3.96m (13' 0") x 2.64m (8' 8")
flooring, UPVC double glazed window to rear, central heating radiator, and two built in double wardrobes.

BEDROOM THREE
2.77m (9' 1") x 2.77m (9' 1")
UPVC double glazed window to rear, central heating radiator.

BEDROOM FOUR
2.95m (9' 8") x 2.49m (8' 2")
UPVC double glazed window to front, central heating radiator.

FAMILY BATHROOM
Re-fitted suite with P shaped panelled bath with shower over, fitted solid wood vanity unit with granite work surface and feature bowl basin, fitted mirror, down lights over, chrome heated towel rail, feature tiled walls and flooring, UPVC double glazed frosted window to rear, down lights and extractor. Separate toilet with re-fitted wash hand basin, vanity unit beneath, ceramic tiled splash backs and tiled floor, white WC, ceiling down light and extractor.

OUTSIDE

GARDEN
A superb feature to the property which is landscaped having slate chipped flower and shrubbery beds with a large decked terrace, laid lawn and paved terrace, fencing to sides and rear, trellising with an ideal spot for garden shed which may be available by separate negotiation, gated side passage and the garden enjoys a south facing aspect.

DISCLAIMER
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- All measurements are approximate.
Viewing Arrangements
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