



ginger

HIGHCROFT CLOSE

SOLIHULL

WELCOME

Ginger are delighted to offer this three bedroom semi-detached home for sale in a popular location close to Solihull town centre and surrounded by local amenities, shops, schools and excellent transport links to motorways, main roads and the airport not being too far. The address is also convenient for Jaguar Land Rover, town centre workers, and close to the hospital.

This property is a wonderful for first time buyers and works perfectly well as a family house offering an abundance of accommodation.

On the ground floor a welcoming hallway with feature exposed floorboards and useful storage. A comfortable family lounge to the front with feature fireplace, and an open-plan kitchen/dining space which has been recently modernised with new kitchen. There's also a handy storage/ utility room leading from the kitchen. Enjoying the benefits of a peaceful garden to the rear and front.

Upstairs, the property enjoys three good size bedrooms, all of which having built-in storage, and a family bathroom which has recently been fitted to offer a bath with shower over.

The property has a fore-garden which is kept private by a hedge, however this could be turned into off-road parking, should you require, subject to permissions. Access along the side.

KEY FEATURES

- A 3 bedroom semi-detached family home
- Convenient to Solihull town centre, hospital & superb road, rail and air connections
- Welcoming hallway with good storage
- Comfortable family lounge with feature fireplace
- Open plan refitted kitchen/diner with garden views
- Separate storeroom/ utility
- Three generous bedrooms with fitted storage
- Re-fitted family bathroom
- Front and rear gardens
- Great house, fantastic location







LIVING SPACES

Welcome inside this gorgeous family home. Let's take you on the tour around to really appreciate the ground floor living accommodation.

The moment you step through the front UPVC partially glazed door into the hallway you will immediately appreciate the space that this home offers. The hallway is traditionally decorated with wood flooring to offer an opulent and easily maintained style. There is a handy under stairs storage cupboard with stairs rising into the bedrooms and bathrooms. There is also central heating and some additional cupboard storage.

The family living room is a wonderful size, spacious and works really well when accommodating sofas, chairs and media centre, as well as enjoying a feature marble fireplace with inset gas-coal effect fire and hearth. The living room also boasts the feature bay window with double glazed windows, radiator set within, and giving some additional floor space. The living room is stylishly presented with comfy carpets, and twin central heating radiators, ceiling and wall lights. There's also connectivity here for your internet and Virgin cable subject to your subscription.

Moving through into the kitchen, a lovely bright space with a comprehensive range of wall and base units and good work-surface space. The kitchen has been extended, and the moment you step inside your eyes are drawn down through to the view of the garden. Furthermore, for some extra storage is a handy under the stairs cupboard, which is ideal for hiding away the vacuum and ironing board. The kitchen benefits from a Neff double oven and grill, a Hotpoint gas hob with splash-back and extractor hood over. There is space for your own fridge and freezer, and a sink and drainer with mixer tap. To compliment there are stone-style floor tiles, which really set the kitchen off well, and complimented by similar style splash-back tiling around the kitchen units. Furthermore, within the ceiling spotlights are some speakers to keep you amused while slaving away preparing meals.

The family dining/sitting area has also been extended to the rear, to create this really private and relaxing space being open access to the kitchen, this room works well for family mealtimes and when entertaining linking these two spaces together. The space is perfect for a large family sized dining table, with the rear of this room being set out as a sitting area to take in the delightful garden view, especially having French patio doors to open out in the summer months and take the party outside. This room is neutral with its presentation, having wood style laminate flooring, pine skirting boards, ceiling coving, and a modern wall radiator.

Leading off from the kitchen is a separate utility area which offers further storage units with some additional work-surface space, having a large double glazed window to the side to look out to the garden, and a partially glazed patio door taking you into the garden. A neutral room with wood laminate flooring, radiator, ceiling spotlights, and having a separate cloakroom which offers a toilet, white hi-gloss vanity unit with hand wash basin, and some further under stairs storage.

To the front of the utility space is an additional reception room which is flexible in its use, whether as a peaceful sitting area with windows to front and side, a child's playroom, or if you need a home office. Being neutrally presented with a continuation of the wood laminate flooring from the utility area, as well as central heating radiator and ceiling spotlights.

a
ce
ok
u
,
h
g









BEDROOMS AND BATHROOMS

Welcome upstairs. The bedroom and bathroom accommodation works really well for the family. As you climb the stairs, you find yourself on the landing area which gives access to all four bedrooms and the main family bathroom as well as having access into the loft. The landing is kept quite traditional with feature dado rail and pine woodwork around the door frames and skirting boards as well as having a ceiling light.

The extended part of the property has created this principal bedroom suite. A lovely bright space with large windows to the front, and also with the en-suite to the rear offering a large window delivering plenty of natural light, particularly being south-west facing and with a partially frosted glazed door linking the bedroom to the en-suite, ensures that bright sunlight shines through to the bedroom even with the door closed.

The bedroom is a nice size, beautifully styled with a modern decor, having plenty of space for your bed to rest in between the fitted hi-gloss wardrobes, as well as space around to move and for additional bedroom furniture. With a double glazed window to the front, there are twin radiators to ensure the bedroom is nice and snug and ceiling light.

The en-suite works really well for the principal bedroom, lovely and bright on a sunny day, having a large leaf-patterned frosted double glazed window on the rear elevation. The en-suite provides a single sized corner shower with an electric unit, a pedestal wash basin with individual hot and cold taps and a WC. The en-suite is neutrally presented with carpets, and a handy storage cupboard to tuck away your toiletries and towels. There are ceiling lights, extractor fan and central heating radiator.

Bedroom number two is set to the front of the house, boasting a feature bay window, which delivers some extra floor space. This is a nice pleasant room looking into the peaceful cul-de-sac, having the benefit of fitted wardrobes and over bed storage, with space for a double sized bed, there is room within the bay window for a dressing table, and the perfect wall for your television. There is a ceiling light and central heating radiator, with the bedroom being neutrally presented with feature wall colours and carpets.

Bedroom number three is a lovely bright bedroom, especially with the south-west facing aspect and garden view, having a large double glazed window to ensure the abundance of natural light, and central heating radiator placed underneath. This spacious double sized bedroom is perfect for the younger members of the family to have space for their bed, free-standing wardrobes and the obligatory homework/ gaming desk.

Bedroom number four is a flexible space, whether as a single sized bedroom, or should you work from home makes for the perfect home office as demonstrated in the photos. This room is neutrally presented with wood laminate flooring and double glazed window to the front, also enjoying that view into the peaceful cul-de-sac.

The family bathroom is tiled around the floors and up to the ceiling level, having a bath with a Victorian style mixer tap and shower attachment, a pedestal wash basin with mixer tap and a WC. There is a leaf-patterned frosted double glazed window to the rear elevation, central heating radiator and ceiling spot lighting.













ADDITIONAL INFORMATION

A key feature to this property is the rather generous rear garden which is a complete surprise and unexpected. This space really works well both for a family, or if you enjoy larger gatherings with the family and friends, then this is just the ticket.

You can access the garden from either the utility room or the dining/sitting space, which bring you onto a generous paved winding patio which leads you around the landscaped garden. The garden offers a generous lawn area, perfect for the kids to play, with beautifully landscaped flower and shrub beds around, and then you step up onto a raised decking area, overlooking the feature pool with rockery, into the summer house. Again, perfect to open out in the warmer months, for friends to sit back and relax with a quiet drink as the night draws in.

Furthermore, the garden offers a number of sheds for storage and potting, as well as the perfect spot to the rear for planting your vegetables, growing your herbs, and turning your fingers green. There's a further potting shed and additional storage timber unit to the back.

This is just a great space, and will really steal your heart when you come to view. The garden also has an outdoor tap, gate to lead you to the front elevation, and is a really private setting not being overlooked.

TECHNICAL INFO

We are advised this property is Freehold, please seek confirmation from your legal representative.

We are advised the council tax band D is payable to Solihull Metropolitan Borough Council.

The EPC rating is included in the listing. Please request the report from the agent if needed.

Current utility bills with two adults living: Current owners supplied in good faith, will differ with current climate and occupancy/usage
Annual electricity and Annual Gas £1920
Annual Water £700
Current council tax £1963

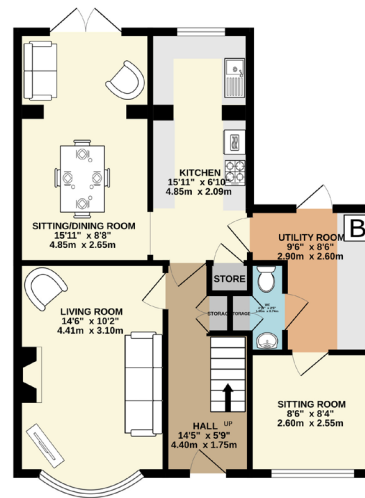
Ginger have not checked appliances nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

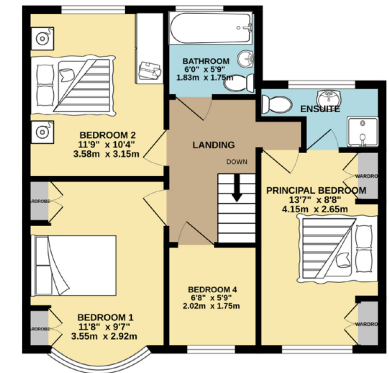
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

FLOOR PLAN

GROUND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



4 BEDROOM EXTENDED SEMI-DETACHED

TOTAL FLOOR AREA: 1171 sq.ft. (108.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

Made with Metropix C2024

Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback on this property within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

Balsall Common 01676 533 585

Shirley 0121 758 5848

gingerhomes.co.uk

9.30am - 5.30pm Mon - Fri, 9 - 3 Sat