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YOUR PREMIUM AGENT

**60 SILHILL HALL ROAD  
SOLIHULL  
B91 1JS**

Fabulous five bedroom, extended and renovated detached family home with outstanding, large, open plan kitchen and South Facing Garden.

Located on a charming tree lined road within walking distance to Solihull train station and Solihull town centre.





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# 60 SILHILL HALL ROAD

Extensively extended and modernised by the current owners to create flexible accommodation for the modern family. Filled with an abundance of light and comprises of lounge, large kitchen/diner entertainment room, utility, stunning principal bedroom with feature cathedral window and en-suite, four further bedrooms, (bedroom two having an en-suite) downstairs shower room and a family bathroom.

With a fabulous south facing garden with large patio ideal perfect for al-fresco dining and entertaining - this really is a fabulous, modern, family home .







Entering the bright hallway your eyes are directly taken through to the garden beyond, giving you a fantastic feeling of space and light.

To the left is a lounge with herringbone flooring and attractive plantation blinds with glazed double doors leading through to the huge, impressive kitchen/dining. Carefully considered and zoned by the current owners to include a play space, sofa relaxing zone, dining table and kitchen area with bi-fold doors leading to the patio area and benefiting from underfloor heating.

The modern handleless kitchen installed by luxury Culino Balneo kitchen designers offers a fabulous space for any culinary genius or for just perching and enjoying a glass of wine. The kitchen includes a large island with breakfast bar, quartz worktops, Siemens appliances to include a dual fuel induction hob, downdraft, self-cleaning ovens, dishwasher, plate warmer and Quooker instant hot water tap. There is also space for an American style fridge freezer.

A utility with side entrance, downstairs shower room and home office/study, completes the downstairs space.







Taking the stairs there's a fabulous principal bedroom with feature cathedral window flooding natural light into the main room, thoughtfully presented with fitted wardrobes and en-suite bathroom.

The second bedroom benefits from an en-suite and there are three additional bedrooms with the opportunity to extend into the loft (STP) should additional space be needed.

The family bathroom with Porcelanosa tiling, bath tub, separate rainforest shower and modern bidet toilet is also beautifully presented.










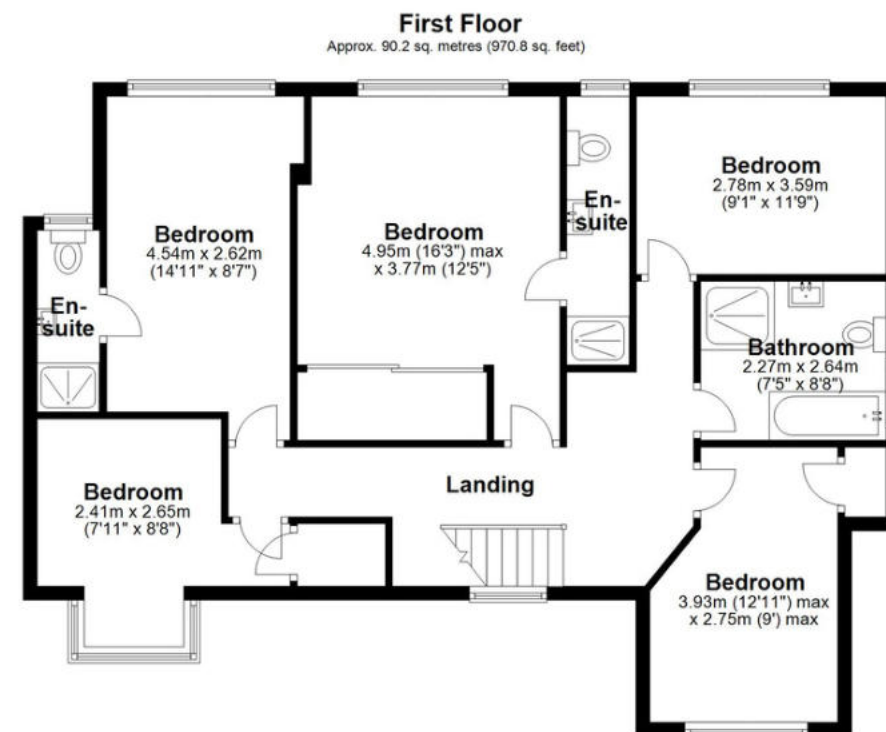
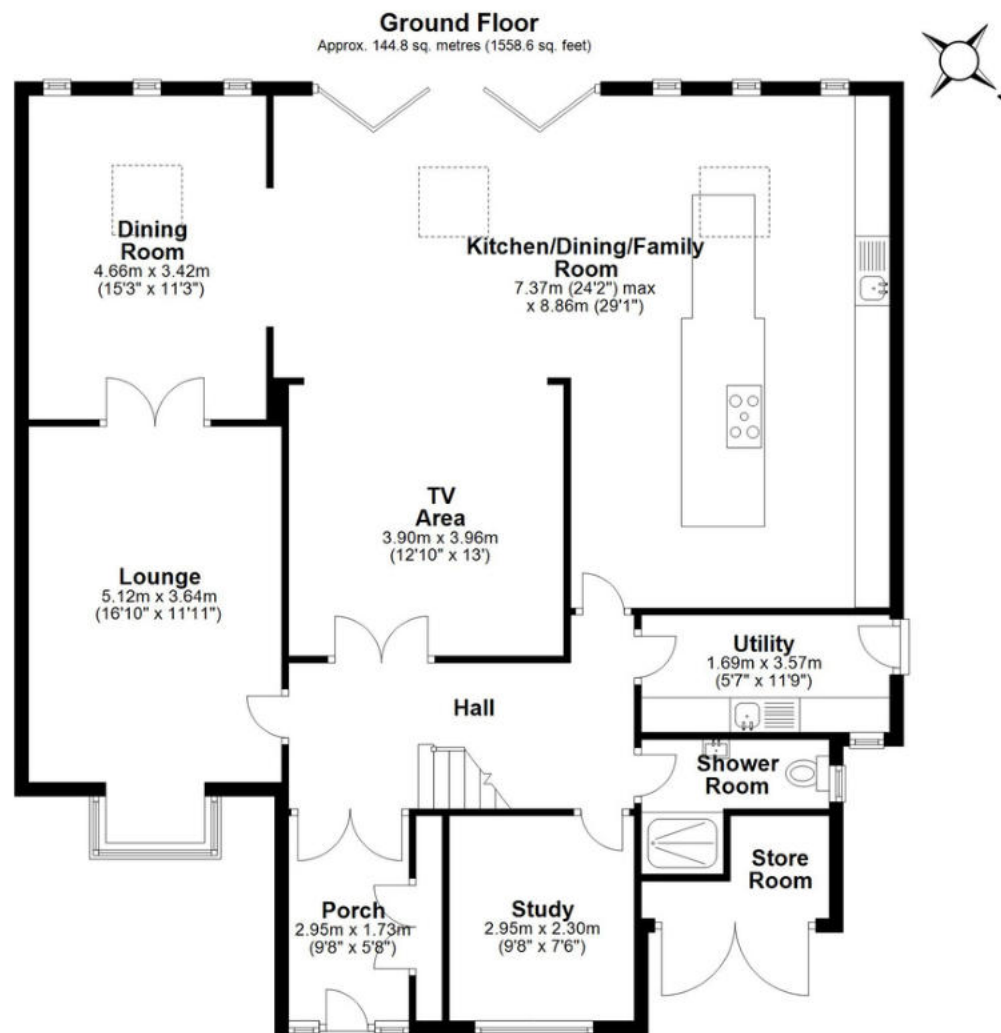








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 
<a href="http://www.EPC4U.COM">www.EPC4U.COM</a>		



Total area: approx. 235.0 sq. metres (2529.4 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are for the actual floor area and are approximate so should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.



## FEATURES

- Impressive Renovated & Extended Family Home
- Sought After Location
- Huge Breakfast Kitchen Diner
- Five Bedrooms, Two En-Suites
- Well Presented Throughout
- Potential to extend into loft STP
- 10 Minutes Walk to Solihull Train Station
- Large South West Facing Garden

## SIZE

Total - 2529.40 sq ft

## TENURE

Freehold

## SOLIHULL METROPOLITAN BOROUGH COUNCIL – G

## SERVICES

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

## BROADBAND

Type	Max download speed	Max upload speed
Standard	15 Mbps	1 Mbps
Superfast	54 Mbps	9 Mbps
Ultrafast	1000 Mbps	1000 Mbps

**Network in the area:** OpenReach, CityFibre, Virgin Media

## MOBILE

**Network in the area:** Vodafone - 77%, 02 - 80%, EE - 82 % & 3 - 84%

## PARKING

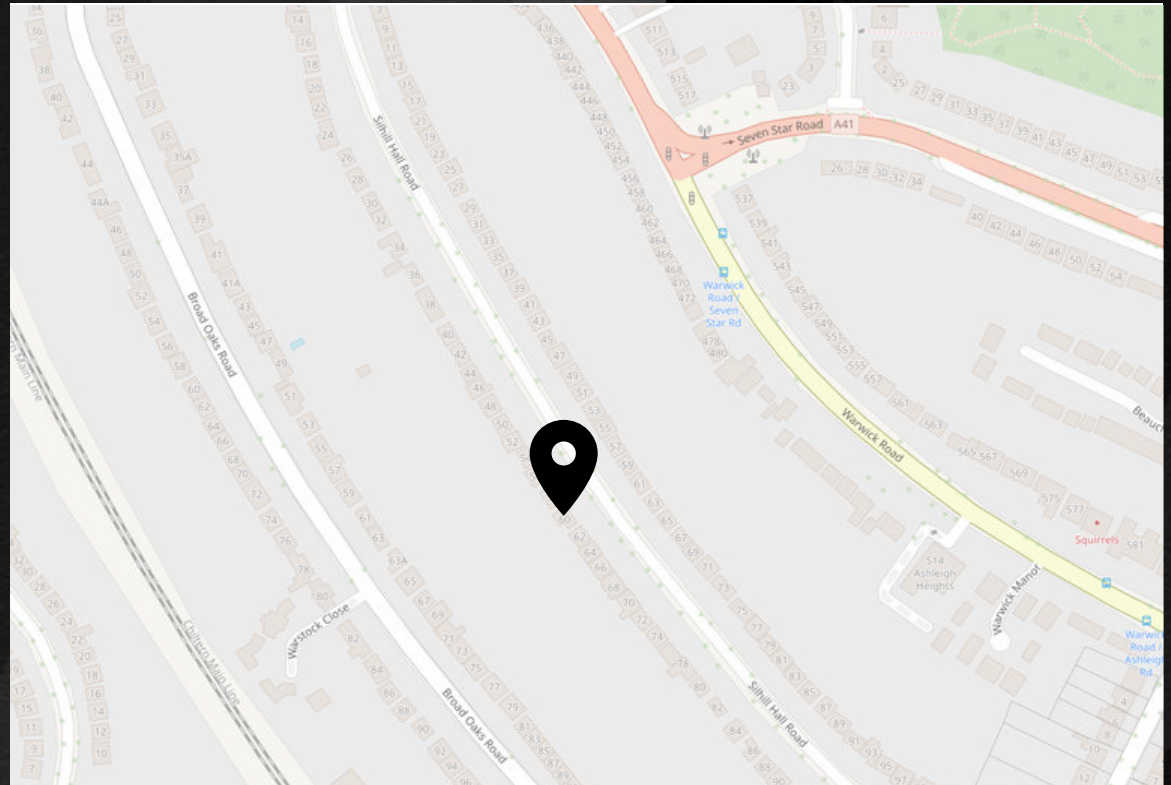
Garage & Driveway Parking

## FLOOD RISK

Very Low

## COVENANTS

N/A



## LOCATION

A stone's throw from Solihull Town Centre which offers excellent state and private schooling and just 6 minutes walk to Solihull Train Station, the location is exceptional. The renowned Touchwood Shopping Centre, Solihull's many shops, restaurants, bars, John Lewis department store and Waitrose are just a short walk away as well as Tudor Grange Leisure Centre just 10 minutes by foot! Birmingham International Airport is a mere 10 minute drive whilst access to the M42 Junction for is just 5 minutes

## VIEWING

Book a viewing with Sole Agents DM & Co. Premium by phone or email:

☎ 01564 777314 (option 4)

@ premium@dmandcohomes.co.uk

\*Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.\*



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Call us on **01564 777314 (option 4)**

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