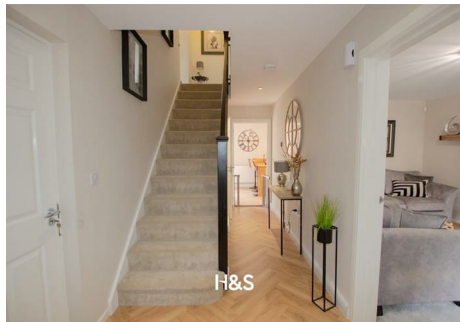


Horton & Senate



6 Laurel Court, Tidbury Green, Solihull, B90 1UN

£599,950

- FOUR LARGE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- GARAGE
- IMMACULATE CONDITION
- REMOTE LOCATION ON THE DEVELOPMENT
- LOUNGE
- LANDSCAPED REAR GARDEN
- MUST VIEW

6 Laurel Court, Solihull B90 1UN

Horton & Senate bring to the market this immaculate four double bedroom detached home in Tidbury Green. The location of this property on the estate is a real selling feature as it is tucked away it gives you the extra sense of privacy. The property is a must view!

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Council Tax Band: F



Approach

The property is approached via a large driveway with parking for several cars and a fore garden. There is a door to the garage, a front door and access to the rear.

Ground Floor

Entrance Hall

There are stairs leading to the first floor landing, a wc, doors to the ground floor rooms and a door providing access to the garage.

Lounge

The lounge has a double glazed window to the front, a feature fireplace and a central heating radiator.

WC

The suite comprises of a WC, sink and radiator.

Open Plan Kitchen/Diner

This fantastic space is a real selling feature for this property it provides a modern kitchen area with a large breakfast bar and a lounge area with patio doors leading out nicely onto the rear garden making this ideal for entertaining. The modern kitchen comprises of high gloss wall and floor base units with integrated appliances to include: Oven, Microwave, Hob, Dishwasher, space for washing machine.

First Floor

Landing

The large landing has doors leading to the first floor rooms and access to the loft

Master Bedroom

A large double bedroom with a window to the front, space for wardrobes and an ensuite

Ensuite

The suite comprises of a walk in shower, wc, sink and tiling to splash prone areas.

Bedroom Two

A double bedroom with a window to the front

elevation and space for wardrobes

Bedroom Three

Another double bedroom with a double glazed window to the rear

Bedroom Four

Another room that can house a double bed, there is a built in storage cupboard and a double glazed window to the rear.

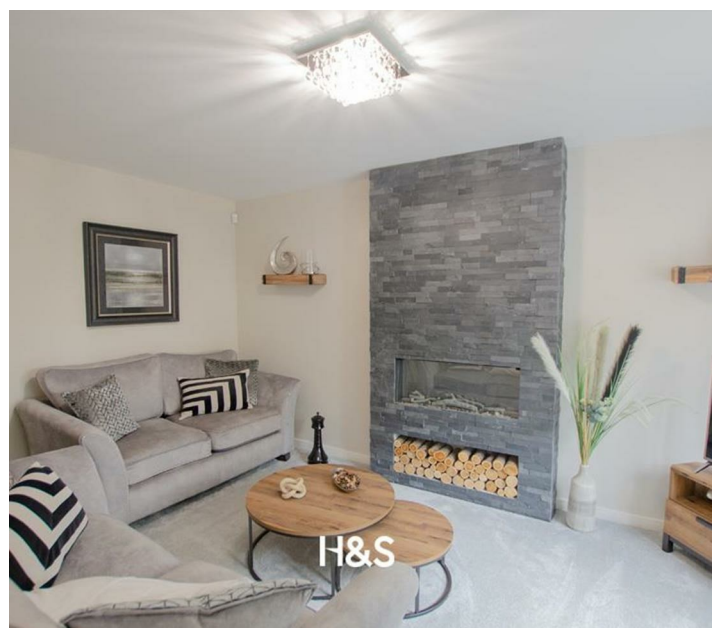
Bathroom

The bathroom comprises of a bath, wc and sink. There is tiling to splash prone areas and a double glazed window to the rear

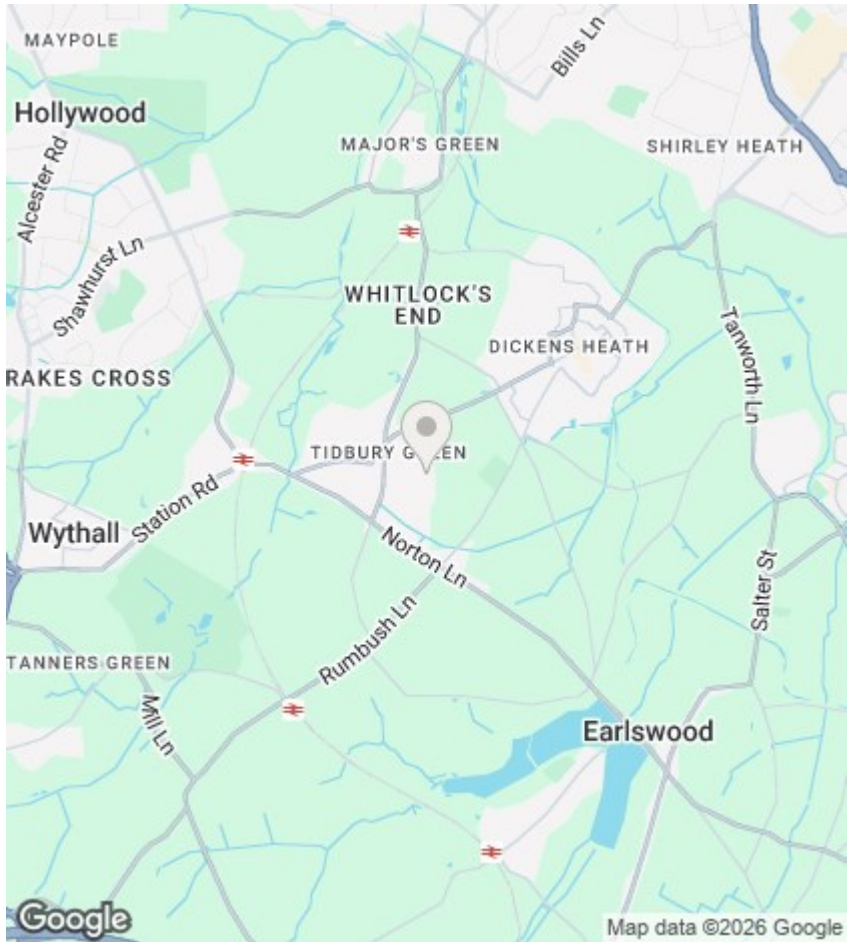
Outside

Rear Garden

The garden has been landscaped by the current owner to give a hassle free, low maintenance garden that is built for entertaining! There is a large decking area providing space for outdoor dining and a barbecue space, there are sleepers and shrubs to the borders leading to an artificial lawn. There is access to the front and space for a shed,







Directions

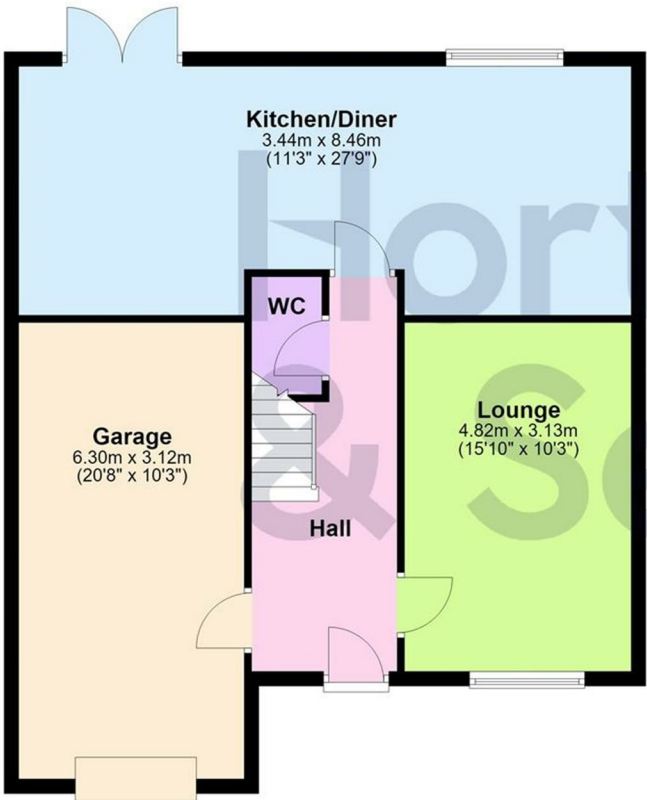
Viewings

Viewings by arrangement only. Call 0121 663 0099 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor



First Floor

