



£775,000 Guide Price

Prospect Lane, Solihull, B91 1HN

Detached House | 5 Bedrooms | 3 Bathrooms

0121 249 6207

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# Step Inside

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## Key Features

- 5 Bedroom Detached Home
- Open Plan Kitchen Diner
- Principle En-Suite
- 2 Receptions
- Downstairs W/C
- Utility

## Property Description

Black and Golds are proud to present to market this wonderfully modern 5 bedroom detached family home ideally located to benefit from all of the fantastic amenities in central Solihull.

## Main Particulars

This fully renovated and extended home has fantastic curb appeal and benefits from a good sized driveway with ample off road parking for up to 4 cars.

As you enter the property, the spacious entrance hallway has contemporary oak doors leading into the main living room, a second reception room, downstairs W/C, a utility and the beautiful open plan kitchen diner and family area.

Kitchen:

An impressive entertaining space to enjoy, spanning the full width of the house and boasting wonderful views of the rear garden. The gorgeous contemporary kitchen provides plenty of work top space for preparing meals and its shaker style cabinetry exude elegance and traditional styling. The expansive kitchen offers ample space for dining and living space, making this the perfect spot for hosting guests.

Downstairs W/C

This recently renovated downstairs shower room is of generous proportion and a luxurious offering to the ground floor. With floor to ceiling tiles, walk in shower and a contemporary cabinet-mounted sink unit, the guest W/C is sure to impress as well as being tremendously practical for everyday use.

Living Room:

The main reception offers plenty of room for surplus lounge furnishings. With a bay window to the front and a wall mounted contemporary fire place, the lounge offers another great living space for winding down in the evenings.

Reception Room 2:

Also positioned on the front of the property, the versatile second reception room is a good size and can be easily adapted into a formal dining room, playroom or a large home office.

Utility:

With a side access door and fitted base units and storage cupboards to the wall, the utility is incredibly practical and offers a separate sink as well as dedicated spaces for washing machine and tumble dryer.

#### First Floor:

The staircase rises to the first floor landing that provides access to the family bathroom and five generously sized bedrooms, four of which are double rooms. The principle bedroom boasts fitted wardrobes and its very own en-suite bathroom.

#### Garden:

Accessed via French doors from the kitchen, the rear garden benefits from a perimeter of mature trees and shrubs and is mainly laid to lawn, with a large patio terrace for outdoor seating and dining furniture.

#### Location:

Prospect Lane is ideally positioned on the edge of the thriving Solihull town Centre, offering a host of facilities at your door step such as the Touchwood shopping centre, Solihull train station, Tudor Grange leisure centre and Brueton Park. Solihull town centre is even within walking distance from the property for its fantastic shopping facilities, bars and restaurants. There is outstanding schooling to suit all age groups including public and private schools for both boys and girls.

TRANSPORT LINKS are excellent. The train stations runs regular commuter trains from Solihull Station to Birmingham (8 miles) and link to London Marylebone. In addition the NEC, Birmingham International Airport and Railway Station are all within an approximate 10-15 minute drive. The M42, J5, provides fast links to the M1, M5, M6 and M40 motorways.

PLANNING PERMISSION AND BUILDING REGULATIONS Purchasers must satisfy themselves as to whether planning permission and building regulations were obtained and adhered to for any works carried out to the property.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor. Items shown in the photographs are NOT included unless specifically mentioned within these sales particulars; they may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PROPERTY TO SELL? To purchase this property, if you would need to sell your existing home, please do not hesitate to contact The Gold Collection. We would be pleased to discuss it's current market value, our fees and services with you.



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