



**Clarence Grove, Solihull**

**Guide Price £575,000**



# Clarence Grove, Solihull

## DESCRIPTION

Hunters are pleased to offer this well presented FOUR bedroom detached home set in a quiet cul-de-sac in an excellent location.

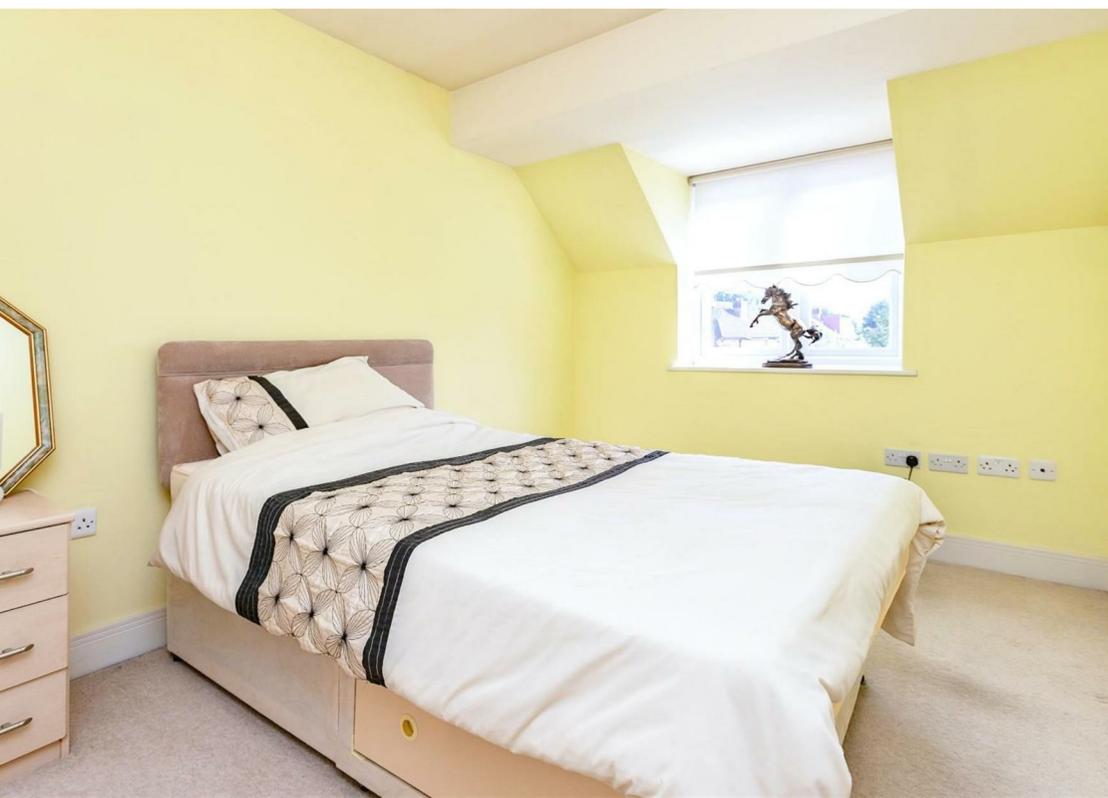
The property is within close proximity to Shirley High Street, a thriving shopping centre with a wide range of shops, restaurants and leisure facilities. The M42 motorway is a short journey by car which will take you to the National Exhibition Centre and Birmingham International Airport and Railway Station, making the property ideal for commuters.

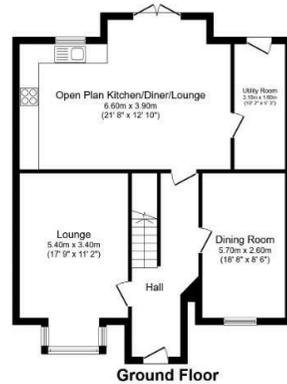
Briefly comprising of a large entrance hallway, dining room, lounge, utility and spacious kitchen/diner. Upstairs comprises of an open landing, master bedroom with en-suite, three further double bedrooms and a family bathroom.

Lovely garden to the rear which is mostly laid to lawn, with a large patio space. There is a useful brick built store to the side of the house, as well as ample parking to the front.

Benefits from double glazing and central heating, both where specified.







Total floor area 154.9 sq.m. (1,666 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

0121 709 0111

163 High Street, Solihull, B91 3ST

solihull@hunters.com