



18 Mirfield Road, Solihull, B91 1JD
£800,000

 castle.ducks.sake

www.simonburthomes.co.uk

Overview

18 Mirfield Road is a handsome, substantial, 4-bedroom, traditional, detached residence, offering in-excess of 2,220 square feet of well-proportioned accommodation over 3 storeys. Being set back on this highly sought after, tree-lined, boulevard, this impressive and spacious property has been in the same cherished family ownership for several decades and benefits from being most conveniently situated within comfortable strolling distance of Solihull town centre, Touchwood and Solihull Station, in addition to being offered with no chain and vacant possession.

Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

Local Authority

Solihull Borough Council - Tax Band G

Services

Mains gas, electricity, water, drainage and sewerage. According to OFCOM the maximum download/upload speeds are 1,800Mbps and 1,000Mbps respectively for this property.

Key Features

In-excess of 2,220 square feet over 3 storeys - No chain

Porch - Reception hall

Dining room

Living room

Fitted breakfast kitchen

Utility room

Guest WC

First floor landing

4 Bedrooms

Loft room

En-suite shower room

Family bathroom

Separate WC

Gas central heating

Double glazing

Double garage

Lawned fore garden with driveway parking for multiple vehicles

Substantial established rear garden with workshop and summerhouse

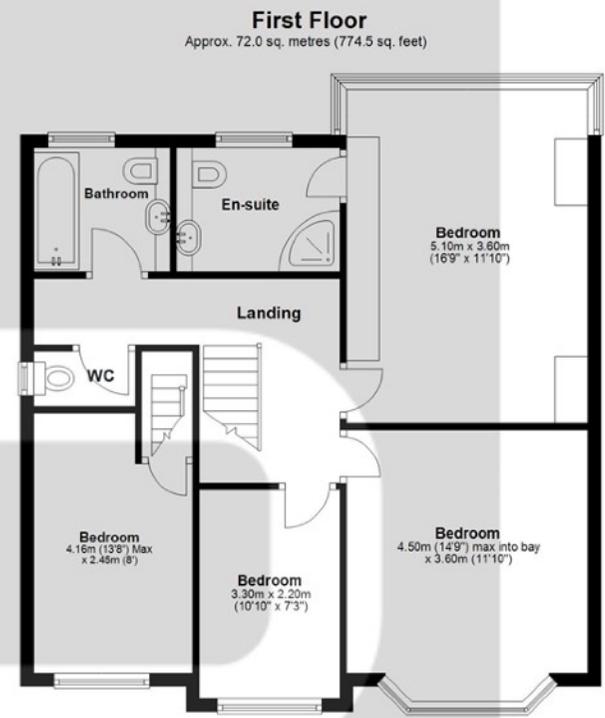
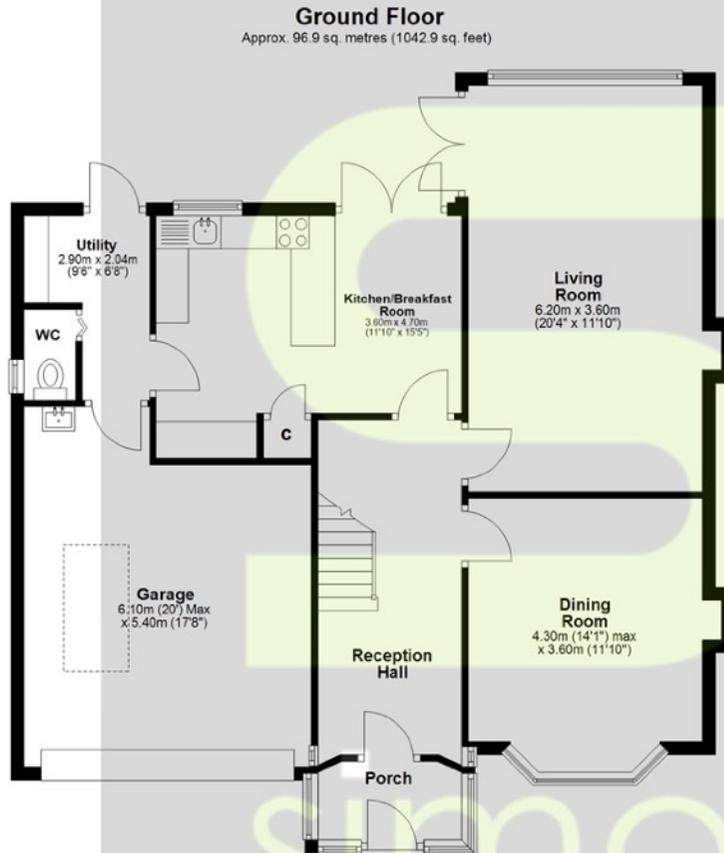
Vendor Comments

"This house has been a wonderful home for our family for over fifty years. The large sunny garden has many fond memories of playing football, padder tennis and croquet with friends and neighbours, sharing lazy summer days around the barbeque, and enjoying bonfires in the autumn evenings.

As we grew older the house gave us many ways to entertain with our friends - the teenagers in the snooker room in the loft, the adults downstairs across the living spaces or outside on the patio. Sometimes dad would escape to his workshop at the bottom of the garden to continue his latest woodwork project, whilst mum would enjoy keeping the garden borders looking wonderful.

The house awaits it's next chapter with a new family and we very much hope you enjoy everything it has to offer as much as we have done."





Total area: approx. 207.0 sq. metres (2227.9 sq. feet)
18 Mirfield Road

simon burt
THE ESTATE AGENT





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Viewing Arrangements

Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.