



10 Waldeve Grove, Solihull B92 9QT

www.simonburthomes.co.uk

£330,000

Key Features

Reception Hall / Guest Cloakroom
Lounge / Dining Room
Superb Family Breakfast Kitchen
Family Room/Study / Utility
Four Bedrooms
En-Suite Shower Room
Family Bathroom
Gas Central Heating / Secondary Glazing
Integral Garage / Driveway Parking
Established Rear Garden
End of cul-de-sac location

10 Waldeve Grove is an attractive, tastefully presented, four bedroom, detached family home, enjoying a discrete end of cul-de-sac location backing onto protected woodland within this highly regarded residential area.

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 Metropolitan Borough Council

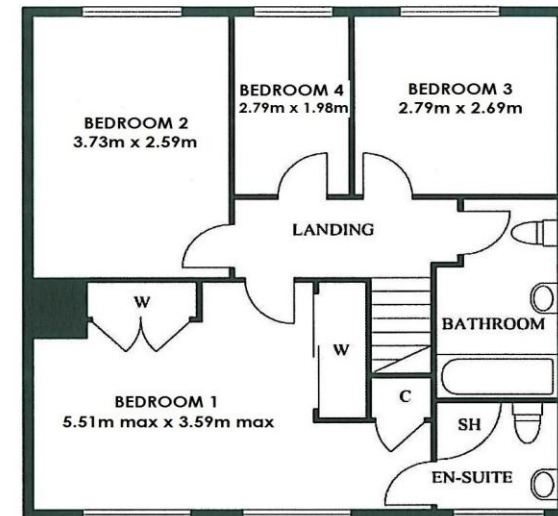
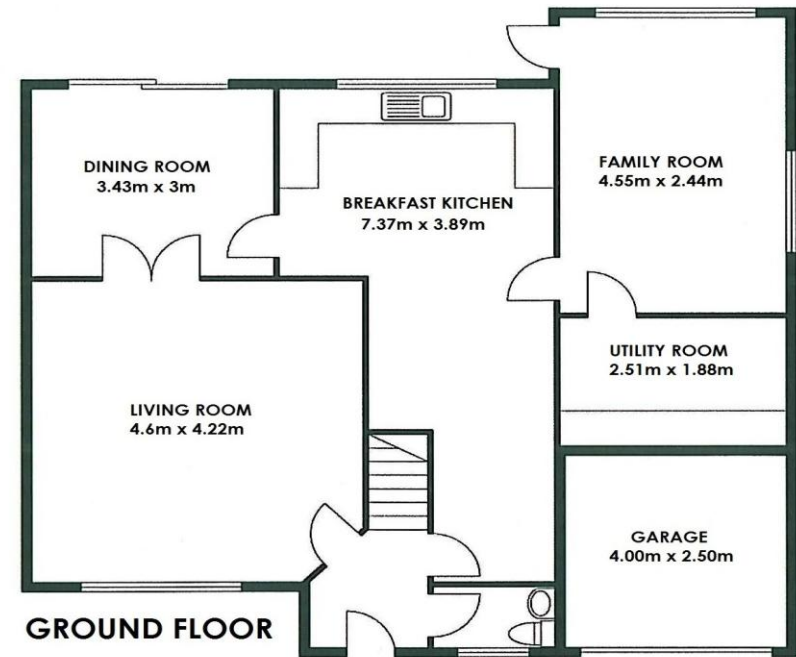
Vendor's Comments

This house has been our home for 13 very happy years. There are so many features that make this a wonderful family home:

- A quiet, safe, end of cul-de-sac location means a safe and private environment for children to play;
- The house overlooks Elmdon Coppice – a protected woodland trust, which means the garden isn't overlooked. Elmdon Coppice is a pretty little woodland, full of bluebells in the Spring and rhododendrons in the Summer, and perfect for family walks.
- A huge family-sized kitchen (which we use as a kitchen, dining room, living room and play room all rolled into one!)
- A spacious interior, and good sized proportions to all the rooms in the house. There's plenty of space (even with two noisy, energetic children and a large dog running around!)
- A choice of good primary, secondary and independent schools nearby.

All this, plus its perfect location being less than 5 minutes from Solihull town centre, Solihull and Birmingham International Stations (15 minutes from Birmingham or 1 hour 10 minutes/1 hour 30 minutes from London Euston/Marylebone respectively), Birmingham International Airport, and the motorway networks.

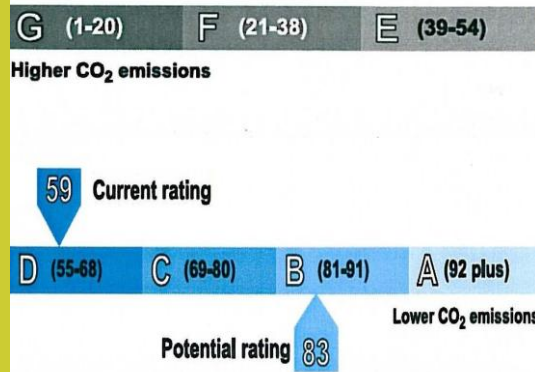
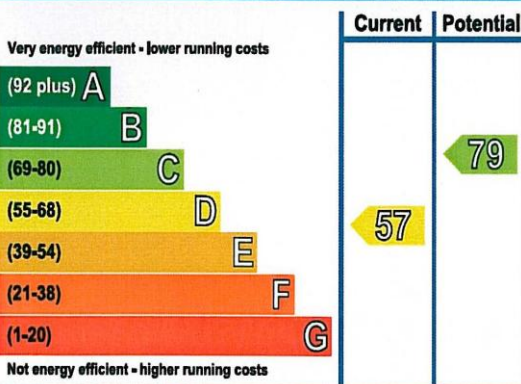
If it wasn't for family commitments elsewhere we would continue to live in this wonderful home for many years to come. We'll be very sad to leave.



Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk

Energy Efficiency Rating



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.



