



ginger

CHARINGWORTH ROAD

SOLIHULL

WELCOME

Ginger are delighted to present this spacious three bedroom semi-detached family home within this popular and peaceful address. The property itself is super convenient to road, motorway and rail links, whether you're working in Solihull or Birmingham, or further afield. This is a great location to reach both local and around the country. There is local shops not too far from here, providing local conveniences, with easy access into Solihull town centre, Birmingham, as well as Birmingham International the NEC and Land Rover.

The property has a generous driveway to the front for several cars plus a front lawn, and when inside, you can enjoy the benefits of a spacious hallway with useful under-stairs storage, a large lounge/diner with feature bay window and sliding patio doors into the conservatory. The kitchen is a nice size with fitted appliances, and the property may provide scope to extend.

Upstairs, two bedrooms are good size doubles, the front bedroom having a feature bay window and both bedrooms with fitted wardrobes. A spacious third bedroom which enjoys the benefit of an overhang in this design to give extra space than usually with this age of house. The family bathroom has been recently fitted to offer a modern suite.

Outside, the property boasts a large, well stocked south-east facing landscaped rear garden and patio, with access to the driveway along the side and a garage.

KEY FEATURES

- A three bedroom detached house with potential to extend
- Large lounge/dining room with bay window and patio doors
- Large Conservatory with delightful garden views
- Spacious kitchen with fitted appliances and garden view
- Two great double sized bedrooms with fitted wardrobes
- Spacious single bedroom with extra floor space than usual
- Modern re-fitted bathroom
- Large landscaped south-east facing garden and patio
- Driveway and garden to front
- Garage with side personnel access and vehicle front access







LIVING SPACES

First of all, from the front you are greeted by a porch area, which is the perfect spot to leave your umbrellas and wet boots if needed, having a UPVC glazed door to the front, with windows to the side. The porch has a cupboard which is the home to the gas meter, with a wooden leaf-patterned frosted glazed door leading into the hallway.

Welcome inside to the hallway, once inside, you will appreciate the neutral style, light and space this family home offers. The hallway has stairs rising up to the bedrooms and family bathroom, with a really useful space under the stairs which is great for some additional storage, or even possibly a work from home desk, or a great place to hide away the pushchair. The hallway is neutrally presented with ceiling light, central heating, and a cupboard, as well as a socket.

The family lounge/dining room is a great sized space, and works really well for its purpose. Boasting a feature bay window to the front looking into the front garden, with curved radiator under. The space at the front is ideal for the dining area, where as towards the rear of the room is the ideal sitting space, particularly with the feature gas log-effect fire and Adams surround as the focal point. The room is neutrally presented with dado rail running around, twin ceiling lights both having ceiling roses. This room will easily accommodate a family sized dining table, sofas, chairs, and media centre whilst enjoying the benefit of sliding patio doors into the conservatory which also delivers the garden view and more social space to expand into.

The owners have Fibre installed into the property, you will need your own subscription, where the lounge/diner has numerous power points around for appliances.

The kitchen is a nice size, and the moment you walk from the hallway your eyes gaze to the delightful landscaped and generous rear garden, enjoying the south-east facing aspect to keep this space nice and sunny. The kitchen offers a good compliment of wall and base units, with plenty of work-surface space and power points around for smaller appliances. The kitchen has a one and a half sink and drainer, with provisions either side for your own dishwasher and washing machine, whilst leaving space for a larder-style fridge/freezer. There's a built-in Bosch double oven and grill, a Hotpoint four-ring gas hob with extractor hood over. The kitchen is neutrally presented with flooring, and having a UPVC frosted glazed door to take you out to the garden.

The conservatory is a great addition to this family home providing some additional reception space, as well as a really enjoyable area to sit and take in the delightful landscaped garden views. The conservatory is flexible in its uses, great for enjoying family and friend's company, or perhaps a useful space for the kids to have their own toy room or games room. The conservatory has sliding patio doors from the lounge/diner, with large French doors leading out to the patio. There is also central heating within the conservatory.







BEDROOMS AND BATHROOM

Welcome upstairs. The landing continues the neutral theme from the ground floor showing that this home is really light, bright and airy. The leaf-patterned opening double glazed window to the side of the landing ensures even more natural light into the space, and the tall ceilings give that extra feel of space. The landing gives access to the three bedrooms and the modern family bathroom, as well as an access hatch to the loft space.

Bedroom number one is located to the front of the house, a spacious bright room again with those tall ceilings delivering an extra sense of space, and the bay window which is a nice feature ensuring plenty of natural lighting into the bedroom, as well as a little extra floor space. The bedroom is neutrally presented with central heating and ceiling lighting, as well as having the benefit of fitted wardrobes and dressing table and drawers.

Bedroom number two is set to the rear of the house, a spacious double bedroom, being tastefully presented boasting the most delightful view of the south-east facing garden. The bedroom has the added advantage of generous sized fitted wardrobes, wood laminate flooring for ease of maintenance, especially for the younger members of the family, and the floor space is good giving plenty room for a bed and additional bedroom furniture, plus that all-important space for their gaming desk. The room has a large double glazed window ensuring plenty of light with central heating radiator.

Bedroom number three is a good sized single bedroom, having the advantage of the overhang giving additional floor space. This bedroom boasts that lovely view of the peaceful garden, with central heating radiator, and working really well for the younger member of the family to have a good bedroom space, or if you work from home would make for a spacious home office.

The family bathroom offers a modern white suite which comprises of a long bath with chrome mixer tap, and over is a Mira Sport shower with a folding shower screen. In addition, a WC with dual flush, a large pedestal wash basin with chrome mixer tap and vanity cupboard above, where the bathroom leaves additional floor space for some free-standing storage units, as well as having a ladder radiator for your towels, a frosted double glazed window to the front, all topped off with tiling around the walls, ceiling spotlighting and easy to manage flooring.















ADDITIONAL INFORMATION

OUTSIDE SPACE

Charingworth Road is known for its great sized gardens particularly on one side of the street, of which this house sits. This is a real benefit and a rarity when searching for a house to have such a generous garden. The current owners have put their love, heart and soul into this garden over the years to create a really restful and enjoyable space, particularly with the patio as you step out from the kitchen or conservatory. When chatting to the owners that have loved their garden, and looked after their children when younger as a safe space to run around and play. The garden and patio is perfect for sitting out with friends and family, with steps rising to the lawn area, and pathway running all the way to the rear where there is a further paved area, and a peaceful sitting space. The garden has a side gate which gives access along the shared passageway to the front driveway, and there is also a cold water tap for watering the garden.

GARAGE

The garage has plenty of space, having a split door to the front, as well as being home to the Worcester Bosch boiler (serviced in January 2024) and having an additional door to the side passageway access, and a window. The garage is also access to the electricity consumer unit and has the benefits of lighting and power.

ADDITIONAL INFORMATION

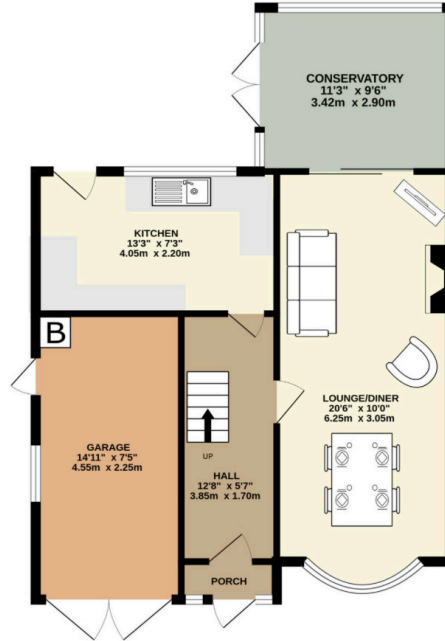
We are advised this property is Freehold, please seek confirmation from your legal representative.
 We are advised the council tax band C is payable to Solihull Metropolitan Borough Council.
 EPC Current 62 D Potential 82 C
 Vendors have lived at the property for 29 years - reason to move: downsizing
 Bathroom re-fitted in 2013
 Vendors believe the left fence belongs to house.
 Current utilities- September 2024 with 3 persons sharing
 Annual Electricity £1058
 Annual Gas £638
 Annual water £625
 Council Tac £1660.71

Ginger have not checked appliances, nor have we seen sight of any building regulations or planning permissions. You should take guidance from your legal representative before purchasing any property.

Room sizes and property layout are presented in good faith as a guide only. Although we have taken every step to ensure the plans are as accurate as possible, you must rely on your own measurements or those of your surveyor. Not every room is accounted for when giving the total floor space. Dimensions are generally taken at the widest points.

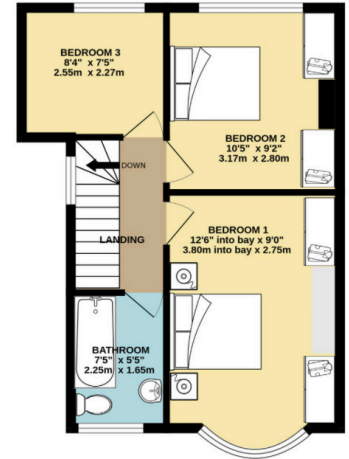
All information we provide is in good faith and as a general guide to the property. Subjective comments in these descriptions imply the opinion of the selling agent at the time these details were prepared. However, the opinions of a purchaser may differ. Details have been verified by the sellers.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



FLOOR PLAN

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



3 BEDROOM SEMI-DETACHED HOUSE

TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Make it yours...

Thank you for viewing with ginger. We know big decisions take considered thought... time to get the coffee on and enjoy this property brochure.

Our team will call you for feedback within two days. In the meantime if you would like to submit an offer, ask any questions or book a second viewing feel free to get in touch.

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Mon - Fri 9.30am - 5.30pm

Sat 10 - 2pm

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