

Lake Drive
Tidbury Green

A uniquely designed family home set in the rural area of Tidbury Green. This property has been built with light and a sense of freedom in mind and has fantastic countryside views.



Tidbury Green is a delightful rural village close to Solihull with its good stores and facilities, as well as the renowned Earlswood Lakes, a haven for sailing, fishing or walking.

A stone chipped driveway provides access to the detached garage and access to the property is gained via a security door with double glazed windows to either side leading through to

Entrance Hall

With LED down lights, feature tiled flooring with under-floor heating and doors leading off to

Guest WC

With Duravit white suite comprising wall mounted wash hand basin with vanity drawer and WC, LED down lights, feature tiled flooring, tiled splashbacks and Xpelair extractor.

South Facing Living Room

Having feature floor to ceiling double glazed windows providing marvellous views over open fields and garden, bi-fold doors, separate French doors, LED down lights, feature vaulted ceiling and paddle staircase to mezzanine study/play area 10' 2" x 8' 8" (3.1m x 2.64m) With double glazed Velux windows, large storage cupboard and LED down lights.

Stunning Kitchen Family Room

26' 0" x 14' 6" (7.92m x 4.42m) Having fantastic floor to ceiling double glazed windows with central bi-fold doors to front garden, LED down lights and feature tiled flooring.

The kitchen is fitted with an extensive range of base, wall and drawer units with work surfaces, sink and drainer unit with Quooker hot tap, integrated appliances including full fridge and dishwasher, centre island with induction hob, Siemens built in oven and combination oven and door to utility room.

Utility Room

9' 4" x 8' 10" (2.84m x 2.69m) With space and plumbing for washing machine, space for tumble dryer, Worcester Bosch central heating boiler, double glazed window to side, work surface with bowl basin, fitted units, LED down lights and feature tiled flooring.

Lower Landing

Being access via the hallway with feature staircase, LED down lights, mains smoke alarm, under-floor heating.

Bedroom One

12' 8" x 11' 4" (3.86m x 3.45m) With LED down lights, under-floor heating, double glazed window and door leading out to lower garden terrace.

Dressing Room

9' 0" x 5' 7" (2.74m x 1.7m) With LED down lights, wardrobe space either side.

Luxury En-Suite Shower Room

8' 3" x 6' 4" (2.51m x 1.93m) Having his and hers wash basins with fitted vanity unit beneath, wall mounted WC, large walk-in shower with Hansgrohe thermostatic shower and separate handheld attachment, feature tiled flooring, tiled splashbacks and chrome ladder style heated towel rail.



Bedroom Two

14' 2" x 12' 6" (4.32m x 3.81m) With double glazed window and door leading to paved terrace, LED down lights, under-floor heating and space for wardrobe.

Bedroom Three

12' 7" x 11' 0" max (3.84m x 3.35m) With double glazed window and door to outer patio area, LED down lights, under-floor heating and wardrobe space.

Bedroom Four

12' 7" x 12' 1" max (3.84m x 3.68m) With double glazed window and door to lower garden area, LED down lights and under-floor heating.

Luxury Family Bathroom

9' 1" x 7' 8" (2.77m x 2.34m) With Duravit white suite comprising wall mounted WC, wash hand basin with vanity unit, double ended bath with Hansgrohe mixer tap, shower cubicle with Hansgrohe thermostatic rain-head shower and handheld attachment, feature tiled flooring, tiled splashbacks, full length mirror, extractor and chrome ladder style heated towel rail.





Detached Garage

Having lights, power points, remote control roller shutter door and double glazed door leading to the rear garden

Rear Garden

Having a gated side passage, fenced boundaries, delighted views over open fields, external lighting, cold water tap, power points and stairs down to a private sunken terrace being paved.



Floorplans



Agents Note

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Subjective comments in these details imply the opinion of the selling Agent at the time these details were prepared. Naturally, the opinions of purchasers may differ. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. We would advise that fixtures and fittings included within the sale are confirmed by the purchaser at the point of offer. Images used within these details are under copyright to smarthomes Portfolio Collection and under no circumstances are to be reproduced by a third party without prior permission.

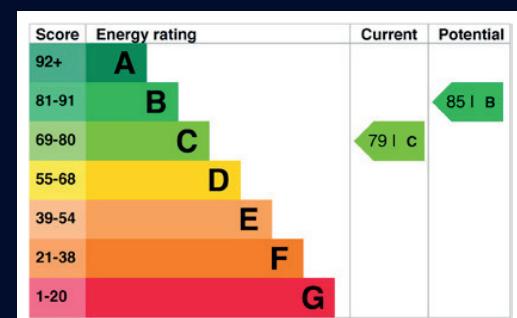
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Energy Efficiency Rating



Contact Us

316 Stratford Road
Shirley
Solihull
B90 3DN

Tel: 0121 824 5133

portfolio@smart-homes.co.uk

www.portfolio-collection.smart-homes.co.uk