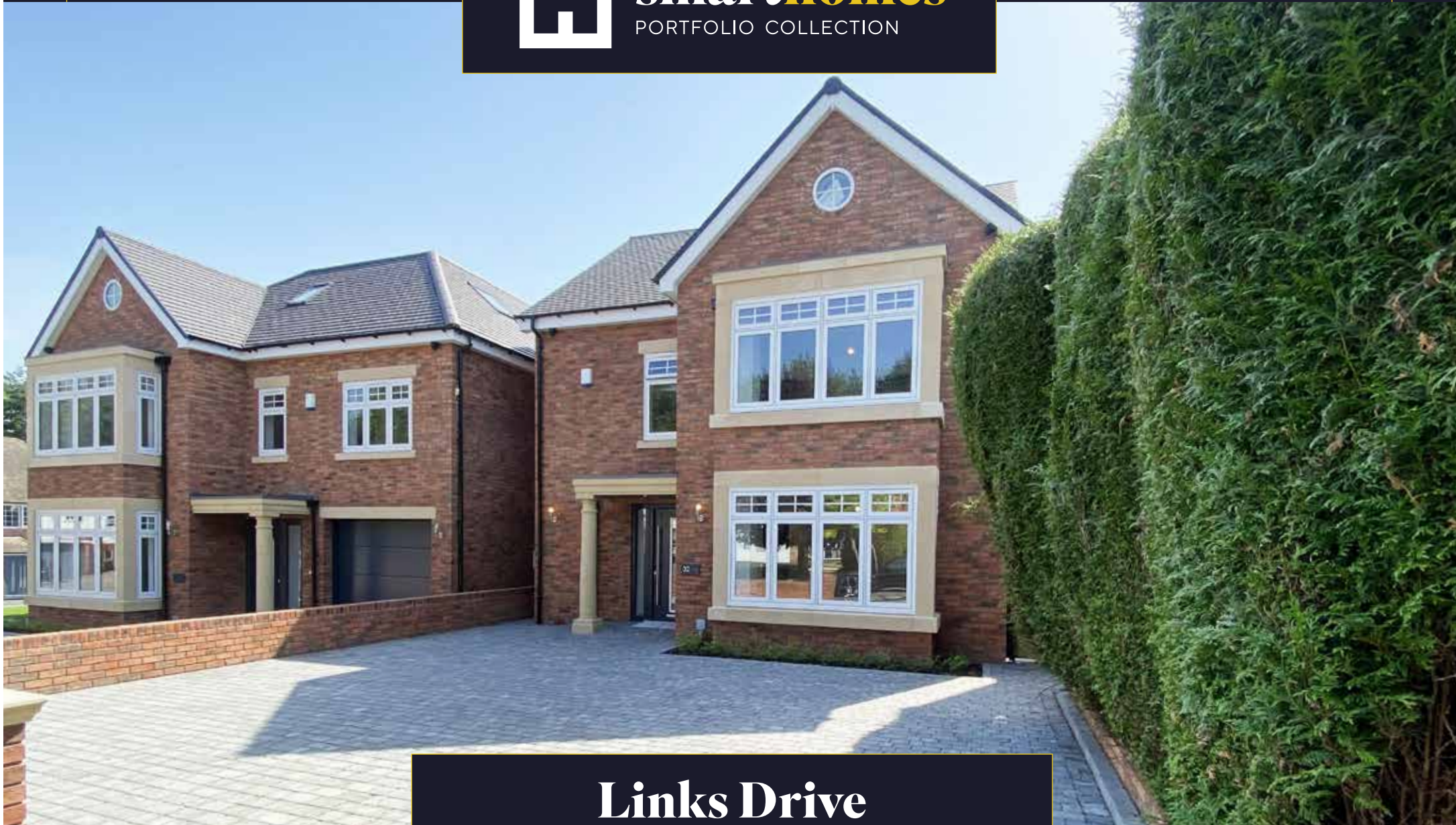




**smarthomes**  
PORTFOLIO COLLECTION



**Links Drive**  
**Solihull**

**smarthomes Portfolio are delighted to offer this recently constructed three storey detached family home that has been finished to an exceptionally high standard.**

**Offering spacious accommodation comprising a welcoming entrance hallway, formal lounge, superb open plan family/kitchen/diner, utility room, guest W.C, six good size bedrooms, three luxury en-suite shower rooms, luxury family bathroom, landscaped rear garden and ample driveway parking. Internal inspection highly recommended.**





Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a block paved driveway providing ample off road parking with dwarf walls and hedging to boundaries. Electric car charging point and a feature canopy porch with sensor downlighter and a composite front door leading into

### **Welcoming Entrance Hallway**

With ceiling spot lights, porcelain tiled flooring with under floor heating, Oak staircase leading to the first floor accommodation and doors leading off to

### **Formal Lounge to Front**

*17' 10" x 13' 6" (5.44m x 4.11m)*

With a double glazed bay window to front elevation, hard wiring for wall mounted TV, under floor heating, wall and ceiling light points and ceiling spot lights

### **Superb Open Plan Family Kitchen/Diner**

*24' 7" x 24' 2" (7.49m x 7.37m)*

Being fitted with a comprehensive range of wall, base and drawer units with a marble work surface over incorporating a Siemens 5 ring induction hob with extractor hood over. Central island with an inset Franke sink bowl with drainer and mixer tap over, integrated dishwasher and breakfast bar. Integrated Siemens oven and microwave oven, integrated larder fridge and freezer and bin storage. Porcelain tiling to floor with under floor heating, ceiling spot lights and light points, hard wiring for wall mounted TV, feature roof lantern, UPVC double glazed windows to two sides, two sets of powder coated aluminium bi-fold doors leading to the rear garden and door to

### **Utility Room**

*6' 10" x 5' 6" (2.08m x 1.68m)*

Fitted with a range of wall and larder units with a marble work surface over, space and plumbing for washing machine, UPVC double glazed window to side, porcelain tiled flooring with under floor heating and ceiling light point

### **Guest W.C**

Being fitted with a luxury white Duravit suite comprising a low flush W.C and vanity wash hand basin. Illuminated vanity mirror, obscure UPVC double glazed window to side, tiling to splash back areas and floor with under floor heating, heated towel rail and ceiling light point

### **First Floor Landing**

With an Oak staircase rising to the second floor, ceiling spot lights, UPVC double glazed window to front and door to

### **Master Bedroom to Front**

*13' 6" x 12' 4" (4.11m x 3.76m)*

With a double glazed bay window to front elevation, radiator, ceiling light point, hard wiring for wall mounted TV, combination USB power sockets, walk in dressing area and door to

### **Luxury En-Suite Shower Room to Side**

Being fitted with a luxury white suite comprising of a large walk in shower enclosure with Hansgrohe overhead monsoon soaker and handheld shower attachment, floating Duravit vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to the side elevation

### **Bedroom Two to Rear**

*13' 6" max x 12' 6" (4.11m max x 3.81m)*

With double glazed window to rear elevation, radiator, hard wiring for wall mounted TV, combination USB power sockets, ceiling light point and door to





### **Luxury En-Suite Shower Room**

Being fitted with a luxury white suite comprising of a large walk in shower enclosure with Hansgrohe overhead monsoon soaker and handheld shower attachment, floating Duravit vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, tiling to splash prone areas and floor and ceiling spot lights

### **Bedroom Three to Rear**

*10' 6" x 8' 9" (3.2m x 2.67m)*

With double glazed window to rear elevation, hard wiring for wall mounted TV, combination USB power sockets, radiator and ceiling light point

### **Luxury Family Bathroom to Side**

Being fitted with a luxury white suite comprising of a panelled bath with glass shower screen and Hansgrohe overhead monsoon soaker and handheld shower attachment, floating Duravit vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and an obscure double glazed window to side

### **Second Floor Landing**

With ceiling spot lights and door leading to

### **Bedroom Four to Rear**

*12' 9" x 12' 1" (3.89m x 3.68m)*

With a feature double glazed window to rear elevation, radiator, hard wiring for wall mounted TV, combination USB power sockets, ceiling light point and door to

### **Luxury En-Suite Shower Room**

Being fitted with a luxury white suite comprising of a walk in shower enclosure with Hansgrohe overhead monsoon soaker and handheld shower attachment, floating Duravit vanity wash hand basin and a low flush W.C. Illuminated vanity mirror, chrome heated towel rail, tiling to splash prone areas and floor, ceiling spot lights and a Velux roof window to rear





### **Bedroom Five to Front**

13' 1" x 10' 4" (3.99m x 3.15m)

With a feature vaulted ceiling, double glazed porthole window to front elevation, Velux roof window to side, combination USB power sockets, radiator and ceiling light point

### **Bedroom Six to Side**

16' 9" x 6' 3" (5.11m x 1.91m)

With double glazed window to side elevation, combination USB power sockets, radiator, networking points and ceiling light point

### **Landscaped Rear Garden**

Being mainly laid to lawn with an Indian stone patio area, well stocked shrub borders, gated side access and panelled fencing to boundaries

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative.

*EPC supplied by vendor. Current council tax band - TBC.*





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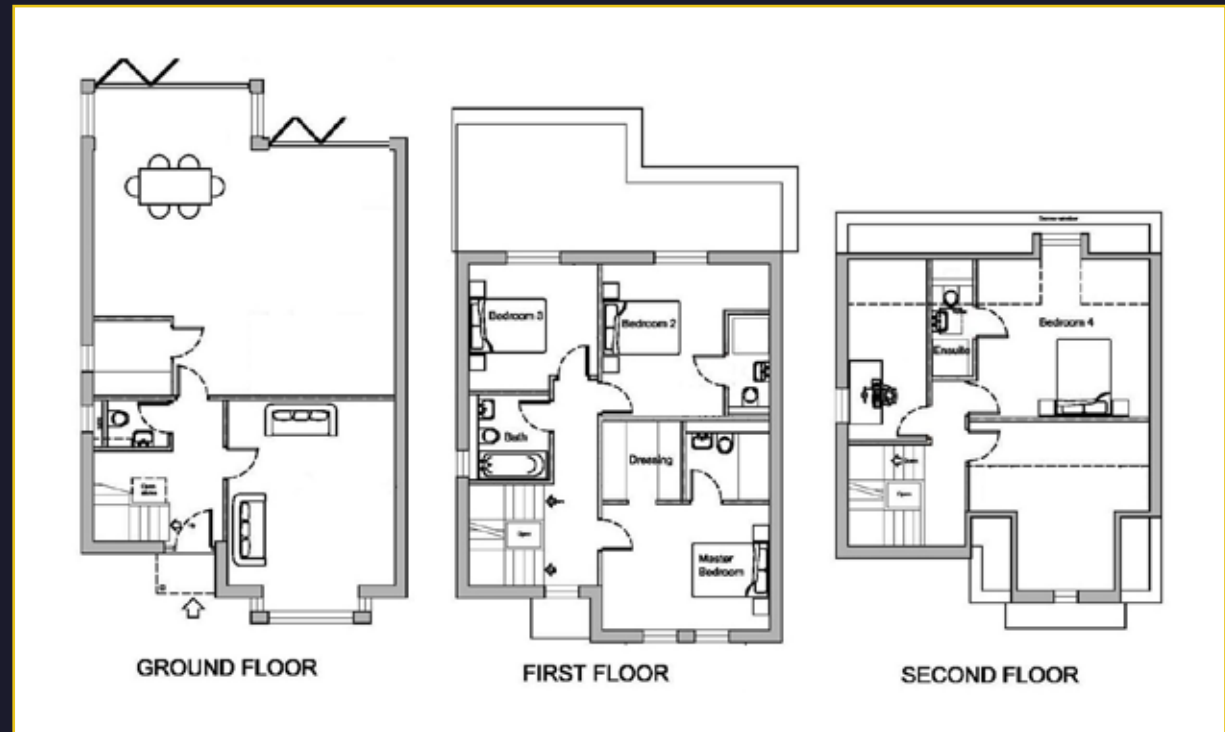
### Agents Note

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.

### Anti Money Laundering (AML)

We will appreciate your co-operation in fulfilling our requirements to comply with anti money laundering regulations. As well as traditional methods of producing photographic ID and proof of address, **smarthomes** Portfolio Collection as the Agent may also use an electronic verification system to meet compliance obligations for AML. This system allows us to verify you from basic details. You understand that we will undertake this search for the purpose of verifying your identity. Any personal data we receive from you for the purpose of money laundering checks will be processed only for the purposes of preventing money laundering.

### Floorplans



### Energy Efficiency Rating



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