



## 189 Buryfield Road

Solihull, B91 2BB

Asking price £595,000



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HS Homes are delighted to welcome to the market this spacious four-bedroom detached property, ideally positioned just offset from the main road in the highly sought-after area of Solihull. Offering generous living accommodation throughout, this family home benefits from a private driveway, integral garage, and a well-maintained rear garden, making it perfectly suited for modern family living.

Upon entering the property via a small porch, you are welcomed into a central entrance hall providing access to all ground floor accommodation, along with a convenient downstairs WC fitted with a WC and wash hand basin. To the front of the property is a bright and inviting lounge, featuring a large bay window and double doors leading through to the dining room. The dining room offers a versatile space for entertaining and benefits from further double doors opening into the conservatory at the rear. The conservatory is fully glazed, allowing for an abundance of natural light, and includes double patio doors that lead directly out into the garden. Both the lounge and dining room also have direct access from the entrance hall, enhancing the flow of the ground floor layout.

The kitchen is positioned to the rear of the property

and is fitted with a range of cupboards and worktop surfaces along both the side and rear walls, offering ample storage. Dual aspect windows provide views over the garden and allow for plenty of natural light. Leading off the kitchen is a useful utility area, which provides access to the side of the property via an external door, as well as internal access into the rear of the garage. The garage itself benefits from an up-and-over door and a side window.

The rear garden, mainly laid to lawn with a patio area, and further benefits from a versatile garden outbuilding. This additional space is equipped with electricity, double patio doors to the front, and windows to the side, making it ideal for use as a home office, gym, or summer house.

To the first floor, the property offers four well-proportioned bedrooms and a family bathroom. The principal bedroom is located to the front, features a large bay window. Bedroom two is also located to the front and benefits from two windows, along with a private ensuite comprising a shower, WC, and wash hand basin. Bedrooms three and four are positioned to the rear, both enjoying views over the garden. The family bathroom is fitted with a bath, separate shower, WC, and wash hand basin, along with a frosted window to the rear.



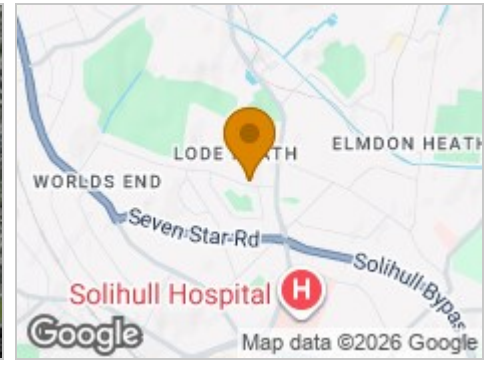
## Road Map



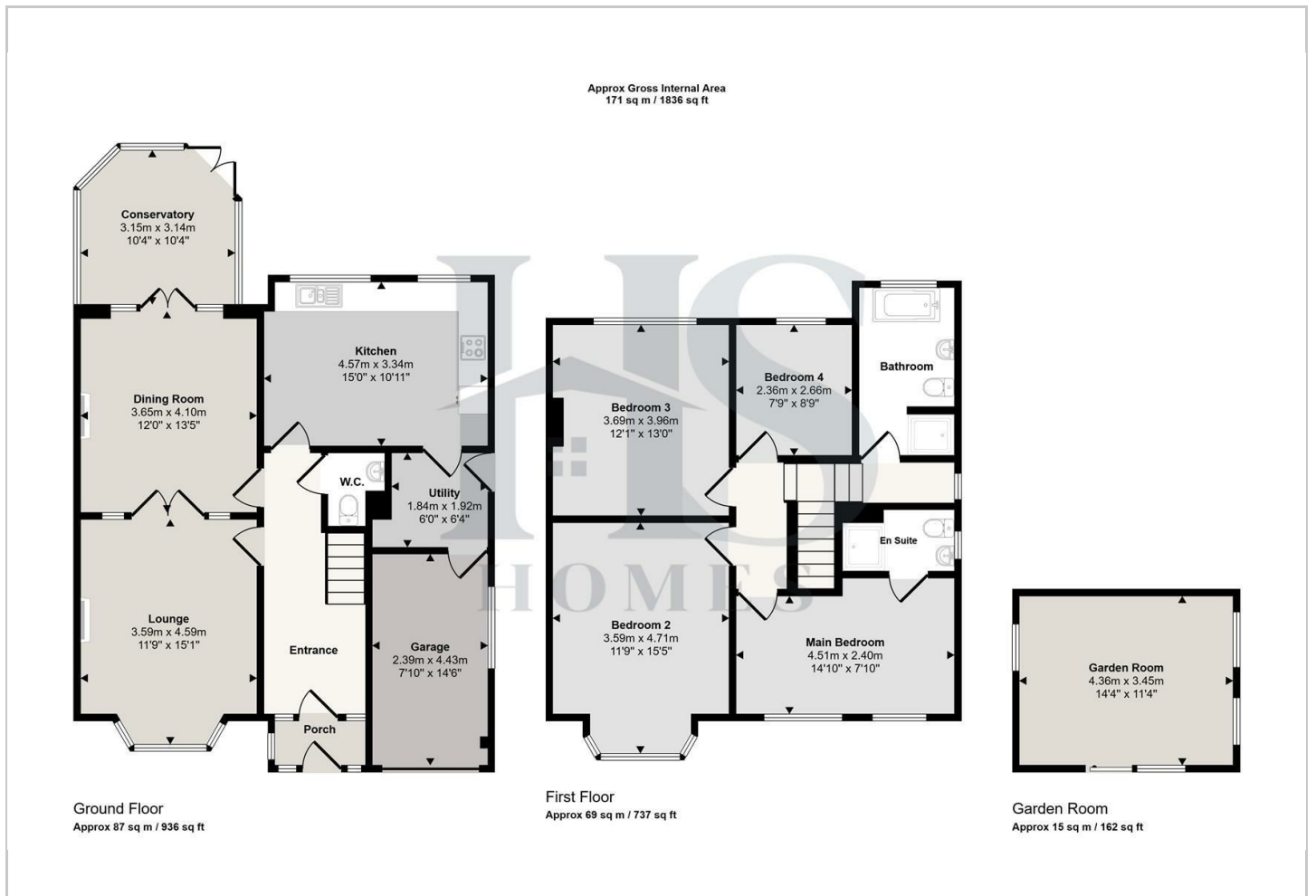
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our HS Homes of Solihull Office on 0121 430 4448 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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