



Ashborough Drive, Solihull

Guide Price £760,000

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## PROPERTY OVERVIEW

Immaculately presented and located on a quiet and highly sought after road in Solihull, this four bedroom detached family home offers spacious and comfortable living for a growing family. With the added benefit of NO UPWARD CHAIN, this property is ready for its new owners to move straight in.

The property begins with a wide block paved driveway, providing ample parking space for multiple vehicles and leading to a detached double garage. Upon entering, you are welcomed into a spacious entrance hallway with ample storage and a convenient guest toilet.

The heart of the home is the fitted kitchen, which leads into a dining room through a set of sliding doors. The ground floor also features a large living room with views of the front of the property, connected to a stunning garden room running along the rear elevation with abundant natural light and delightful views of the rear garden. Completing the ground floor is a practical utility room with space for white goods.







Upstairs, the property boasts a large principal bedroom with fitted wardrobes and an ensuite bathroom. The remaining bedrooms consist of two double bedrooms and a single bedroom, offering versatility to be used as a home office if desired. A modern family bathroom provides convenience for the whole family.

Externally, the property enjoys a low maintenance rear garden with artificial grass, perfect for spending time outdoors during the warmer months. There is also a large patio seating area, ideal for entertaining guests or simply relaxing with family. This property truly has it all and is not to be missed.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone.







In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: G

Tenure: Freehold

- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Walking Distance To Widney Manor Station
- Fitted Kitchen & Dining Room
- Living Room
- Garden Room With Abundance Of Natural Light
- Principal Bedroom With Ensuite
- Wide Driveway With Double Garage







## PORCH

## ENTRANCE HALLWAY

## GUEST TOILET

7' 3" x 3' 1" (2.20m x 0.95m)

## KITCHEN

12' 10" x 9' 10" (3.90m x 3.00m)

## DINING ROOM

12' 2" x 9' 10" (3.70m x 3.00m)

## LIVING ROOM

18' 6" x 11' 0" (5.65m x 3.35m)

## GARDEN ROOM

23' 11" x 9' 10" (7.30m x 3.00m)

## UTILITY ROOM

7' 3" x 5' 11" (2.20m x 1.80m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

12' 6" x 11' 10" (3.80m x 3.60m)

## ENSUITE

6' 7" x 6' 1" (2.00m x 1.85m)

## BEDROOM TWO

11' 2" x 9' 10" (3.40m x 3.00m)

## BEDROOM THREE

10' 8" x 9' 4" (3.25m x 2.85m)

## BEDROOM FOUR

8' 2" x 8' 2" (2.50m x 2.50m)

## BATHROOM

6' 7" x 6' 7" (2.00m x 2.00m)





**TOTAL SQUARE FOOTAGE**

Total floor area: 176.0 sq.m. = 1894 sq.ft. approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE**

18' 4" x 17' 11" (5.60m x 5.45m)

**REAR GARDEN****ITEMS INCLUDED IN SALE**

Extractor, all carpets, some curtains, all blinds, fitted wardrobes in all bedrooms, an electric garage door and car charging point.

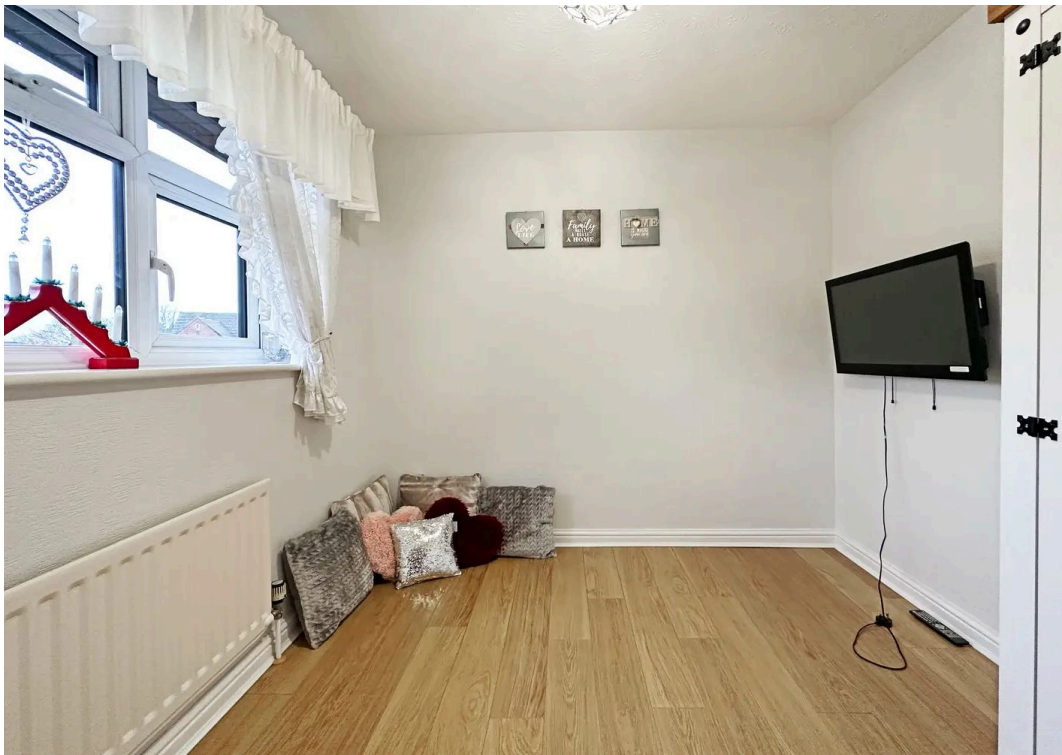
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - with lighting.

**INFORMATION FOR POTENTIAL BUYERS**

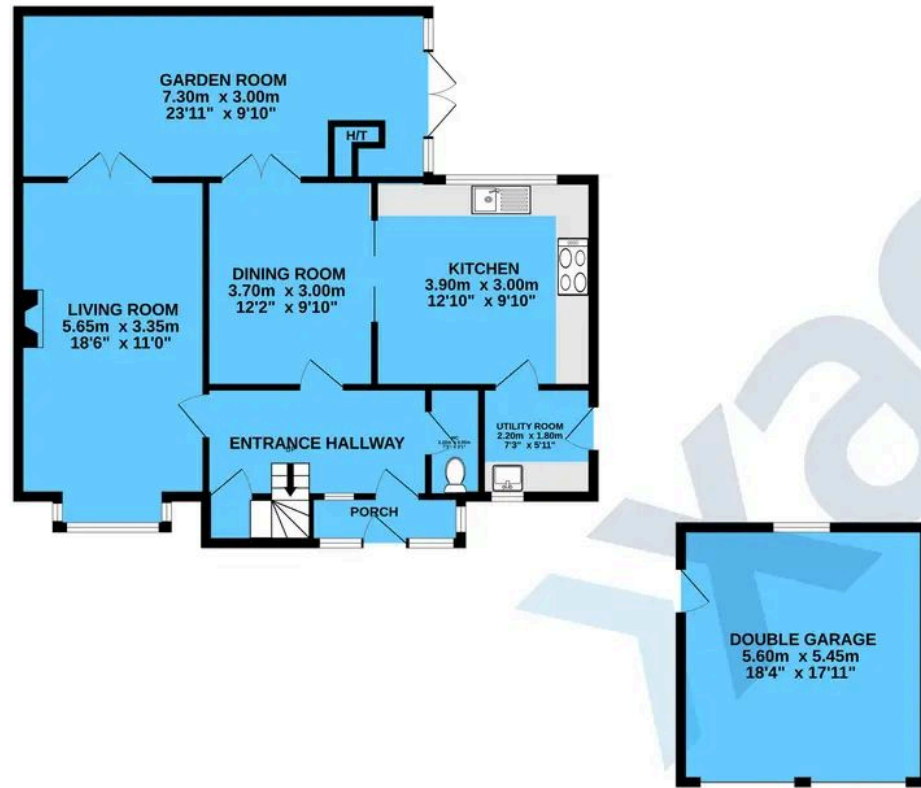
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



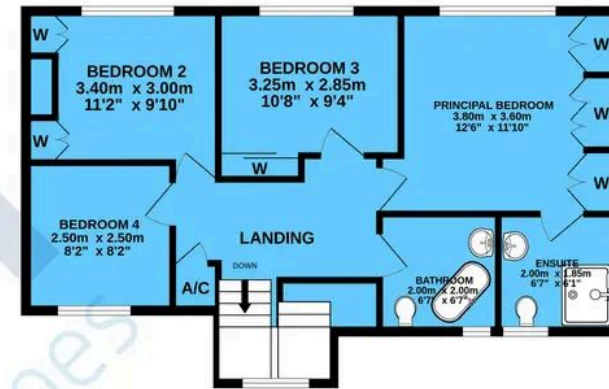




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 176.0 sq.m. (1894 sq.ft.) 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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