



Seven Star Road, Solihull

Guide Price £675,000





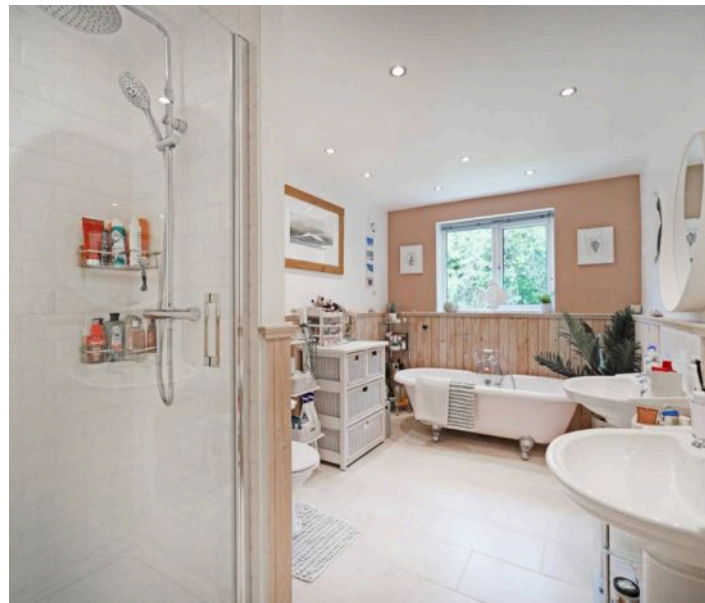


## PROPERTY OVERVIEW

\*\*\*PLEASE NOTE THE WOODLAND PHOTOS ARE PUBLIC LAND AND THEY ARE NOT INCLUDED IN THE SALE\*\*\*

This stunning four-bedroom detached family home offers a perfect blend of contemporary living and traditional charm with the added benefit of NO UPWARD CHAIN. Set over three floors, this spacious family home boasts an abundance of natural light and character throughout, making it a truly inviting and warm living space.

Upon entering, the welcoming entrance hallway seamlessly connects the ground floor living spaces, setting the tone for the rest of the property. At the heart of the home lies a magnificent kitchen and dining area flooded with natural light, offering excellent views of the rear garden, perfect for family meals and entertaining guests.



The property features two additional reception rooms, including a delightful lounge with a feature fireplace and a large dining room with a charming bay window. The ground floor is further complemented by a convenient guest cloakroom, adding practicality to the layout.

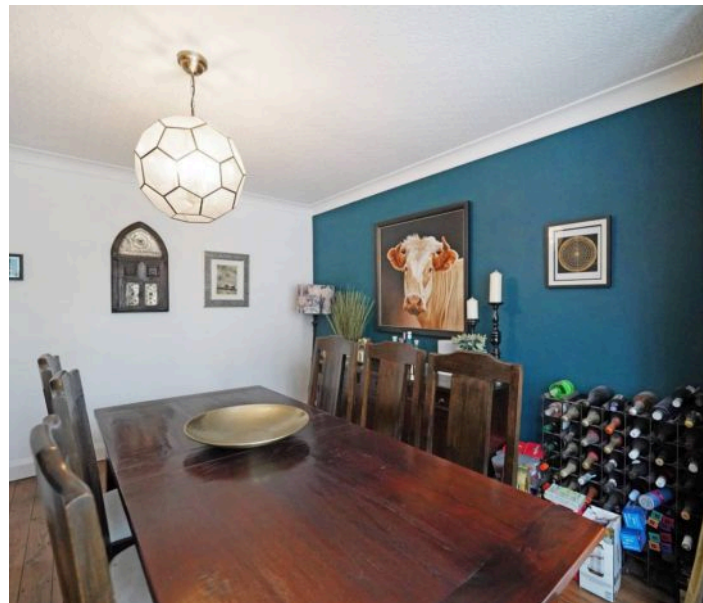




Ascending to the first floor, you will find three well-appointed bedrooms, all serviced by a family bathroom. Two of the bedrooms are generously sized doubles, providing ample space for rest and relaxation. The second floor offers a versatile double bedroom that could easily function as a home office, gym, or playroom, with the added comfort of an en-suite bathroom.

Outside, the property boasts a beautifully landscaped rear garden, predominantly laid to lawn and enhanced by a large decked area, ideal for al fresco dining and outdoor gatherings. The garden backs onto quiet woodland (Coldlands Woods), providing a peaceful and private setting for outdoor activities and relaxation perfect for family walks.

In conclusion, this immaculately presented family home offers a perfect combination of modern comfort and timeless elegance, making it a rare gem in today's property market. With its spacious interior, abundance of natural light, and attractive features, this property is sure to appeal to discerning buyers seeking a harmonious blend of style and functionality in a tranquil residential setting. Schedule a viewing today to experience the charm and warmth of this exceptional property for yourself.





#### 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: F

Tenure: Freehold

- Four Bedroom Detached Family Home
- Set Over Three Floors
- Abundance Of Character & Natural Light
- Open Plan Kitchen / Dining Area
- Two Large Reception Rooms
- Three Double Bedrooms & A Single
- Beautiful Rear Garden
- Early Viewing Essential





## **PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **KITCHEN / DINING AREA**

16' 1" x 15' 7" (4.90m x 4.75m)

## **LOUNGE**

16' 7" x 12' 0" (5.05m x 3.67m)

## **DINING ROOM**

12' 0" x 12' 0" (3.65m x 3.65m)

## **FIRST FLOOR**

## **BEDROOM ONE**

17' 1" x 12' 0" (5.20m x 3.65m)

## **BEDROOM TWO**

12' 1" x 12' 0" (3.68m x 3.65m)

## **BEDROOM THREE**

10' 0" x 7' 7" (3.05m x 2.30m)

## **BATHROOM**

13' 1" x 7' 10" (4.00m x 2.40m)

## **SECOND FLOOR**

## **BEDROOM FOUR**

22' 0" x 15' 9" (6.70m x 4.80m)

## **ENSUITE**

## **TOTAL SQUARE FOOTAGE**

Total floor area: 172.0 sq.m. = 1851 sq.ft. approx.

## **OUTSIDE THE PROPERTY**

## **BEAUTIFULLY LANDSCAPED REAR GARDEN**

## **ENCLOSED STORAGE SPACE**

16' 5" x 4' 1" (5.00m x 1.25m)

## **SIDE PASSAGE**

## **GARAGE**

13' 3" x 8' 2" (4.04m x 2.50m)



#### **ITEMS INCLUDED IN SALE**

Belling free standing cooker, extractor, Logik fridge freezer, Bosch dishwasher, Hotpoint washer/dryer, all carpets, all blinds, all light fittings, a garden shed and the John Lewis wardrobes in the principal bedroom.

#### **ADDITIONAL INFORMATION**

Services – mains gas, electricity and mains sewers.  
Broadband – Sky. Loft space – eaves boarded for storage with ladder and 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.

#### **DISCLAIMER**

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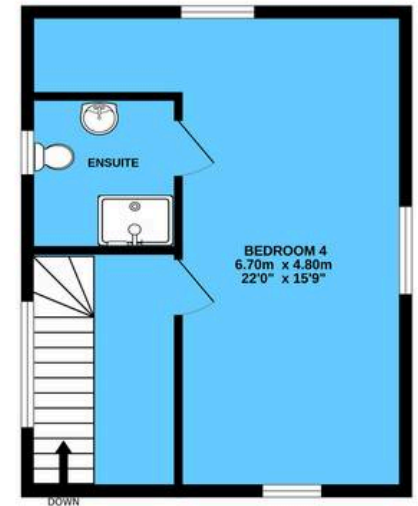
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 172.0 sq.m. (1851 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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# Xact Homes

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