



Alderminster Road, Solihull

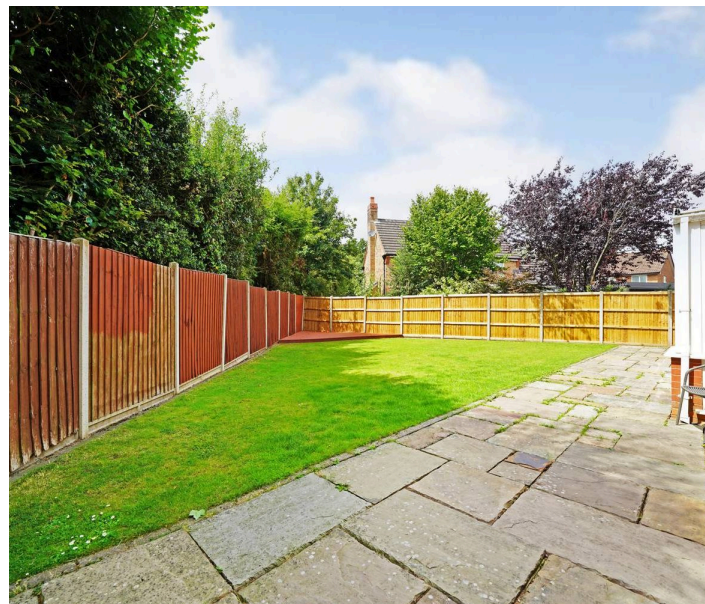
Offers Over £635,000





PROPERTY OVERVIEW

Nestled on a quiet road, this four-bedroom detached family home presents an exceptional opportunity for those seeking comfort and space. Boasting a large plot, the property offers the potential to extend, subject to the necessary planning permission. Upon entering, one is greeted by a spacious hallway that sets the tone for the generous proportions found throughout this residence. The ground floor comprises a well-appointed lounge, complemented by a large conservatory that floods the room with natural light. The fitted kitchen, complete with integrated appliances, is conveniently accompanied by a practical utility room, ensuring functionality meets style seamlessly. A separate dining room provides ample space for hosting gatherings and memorable meals. Ascending to the first floor, the property offers four bedrooms, each providing a tranquil retreat. The principal bedroom stands out with its size, featuring fitted wardrobes and an en-suite bathroom, offering a touch of luxury for the lucky occupants. The remaining bedrooms are serviced by a family bathroom, ensuring convenience for all residents.





Embracing privacy, the property features a private rear garden that is predominantly laid with lawn, with a large patio area perfect for outdoor dining or relaxation. Additionally, positioned to the side of the property is an expansive space ideal for additional seating or accommodating a caravan, leading to a double garage. In conclusion, this family home is a testament to comfortable living and represents a rare opportunity to own a property with the versatility to grow and evolve with your needs. With its enviable location, generous living spaces, and potential for expansion, this property is poised to become the backdrop for cherished memories and future possibilities. Contact us today to arrange a viewing and seize this opportunity to secure a property that effortlessly combines comfort, style, and potential.

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 On A Quiet Road
- Potential To Extend Subject To Planning Permission
- Spacious Lounge & Conservatory
- Fitted Kitchen With Utility
- Dining Room
- Principal Bedroom With Ensuite
- Lawn Rear Garden
- Double Garage



HALLWAY

WC

LOUNGE

19' 0" x 11' 3" (5.79m x 3.43m)

CONSERVATORY

13' 3" x 12' 0" (4.04m x 3.66m)

DINING ROOM

11' 4" x 9' 1" (3.45m x 2.77m)

KITCHEN

11' 3" x 9' 5" (3.43m x 2.87m)

UTILITY ROOM

6' 4" x 6' 2" (1.93m x 1.88m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 2" x 10' 9" (3.71m x 3.28m)

ENSUITE

8' 7" x 3' 2" (2.62m x 0.97m)

BEDROOM TWO

11' 5" x 8' 9" (3.48m x 2.67m)

BEDROOM THREE

11' 8" x 7' 5" (3.56m x 2.26m)

BEDROOM FOUR

11' 8" x 6' 10" (3.56m x 2.08m)

BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m)

TOTAL SQUARE FOOTAGE

128.8 sq.m (1386 sq.ft) approx.

OUTSIDE THE PROPERTY

DOUBLE GARAGE

PRIVATE REAR GARDEN WITH LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all carpets, blinds and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

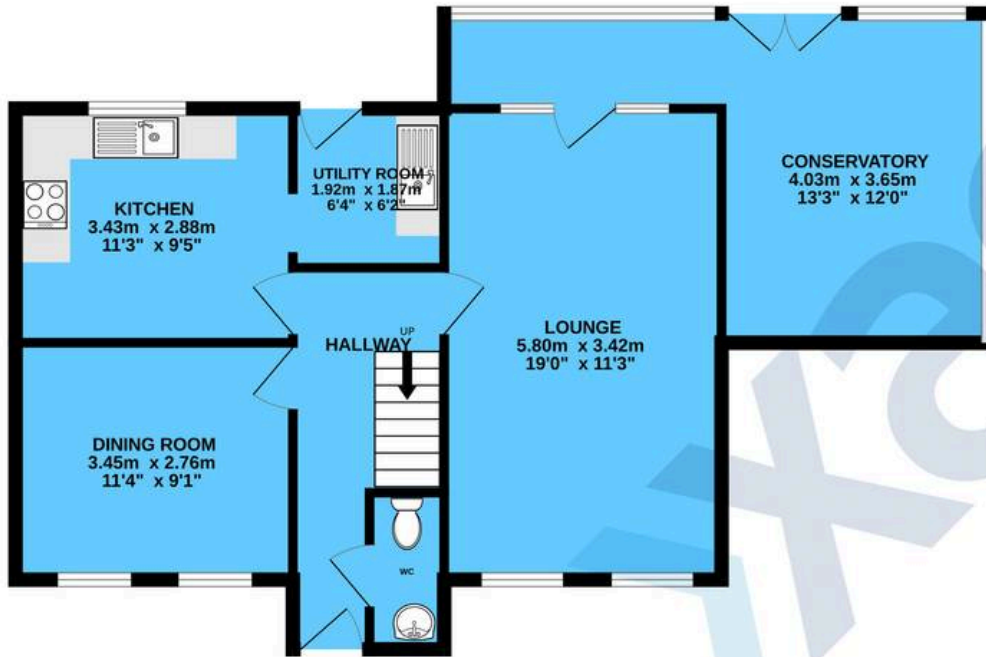
Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - part boarded with lighting.

INFORMATION FOR POTENTIAL BUYERS

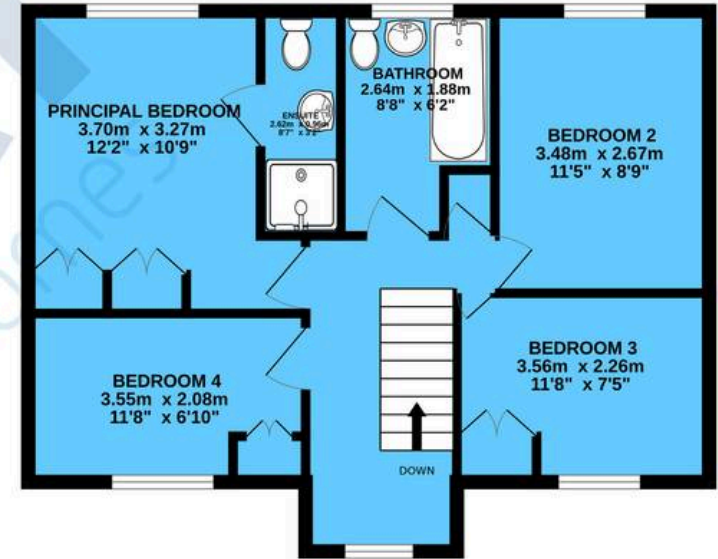
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 128.8 sq.m. (1386 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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