



# Greyhurst Croft, Solihull

Guide Price £650,000

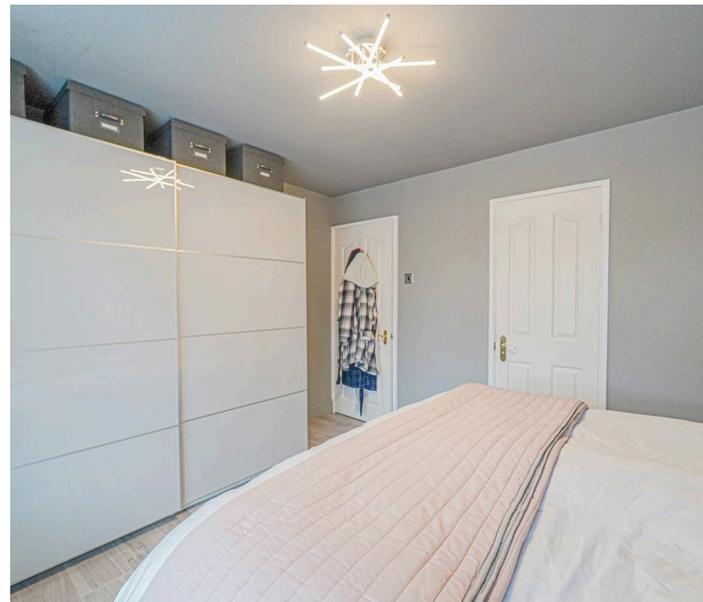




## PROPERTY OVERVIEW

Nestled at the end of a serene cul-de-sac, this immaculately presented detached four-bedroom family home radiates charm and sophistication. Enhanced by a splendid remodel and refurbishment executed by its dedicated owners, this property offers a promising prospect for further extension, subject to the necessary planning permissions.

Upon entering the property, a welcoming entrance hallway seamlessly connects the various spaces on the ground floor. The heart of the home is undoubtedly the impressive open-plan kitchen / diner, featuring modern integrated appliances, creating a hub for both family gatherings and entertaining. The spacious living room provides a comfortable retreat for relaxation and socialising. Complementing these living spaces on the ground floor are a practical utility room, guest toilet, and a convenient single garage.

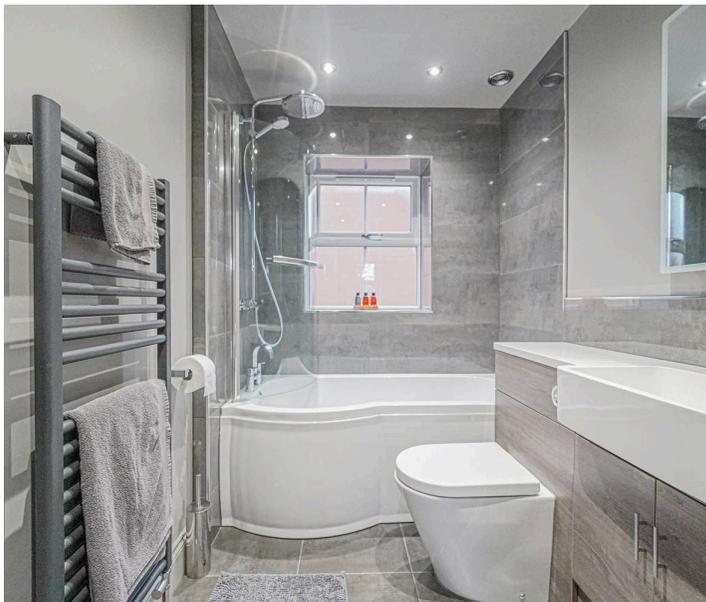




Ascending to the first floor, the residence boasts four generously sized bedrooms, each exuding a sense of comfort and tranquility. The principal bedroom benefits from an en-suite shower room for added privacy and convenience. Meanwhile, the remaining bedrooms are serviced by a stylish family bathroom, designed to cater to the needs of the entire household.

Externally, the property delights in a westerly facing rear garden, providing a peaceful outdoor escape that captures the afternoon sun for alfresco dining or relaxation. To the front of the property, a large driveway offers ample parking space for multiple vehicles, ensuring both convenience and practicality for residents and guests alike.

- Four Bedroom Detached Property
- Set On A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Scope For Extension Subject To Planning Permission
- Open Plan Kitchen / Diner
- Spacious Living Room
- Practical Utility & Single Garage
- Principal Bedroom With Ensuite
- Lawn Rear Garden & Large Driveway





#### 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



#### **ENTRANCE HALLWAY**

#### **WC**

#### **KITCHEN / DINER**

20' 4" x 15' 1" (6.20m x 4.60m)

#### **UTILITY ROOM**

13' 3" x 8' 2" (4.05m x 2.50m)

#### **LIVING ROOM**

16' 5" x 12' 0" (5.00m x 3.65m)

#### **INTEGRATED GARAGE**

17' 11" x 9' 1" (5.45m x 2.78m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 0" x 10' 6" (3.95m x 3.20m)

#### **ENSUITE**

9' 2" x 3' 3" (2.80m x 1.00m)

#### **BEDROOM TWO**

13' 0" x 8' 6" (3.95m x 2.60m)

#### **BEDROOM THREE**

10' 6" x 6' 11" (3.20m x 2.10m)

#### **BEDROOM FOUR**

10' 0" x 7' 3" (3.05m x 2.20m)

#### **BATHROOM**

9' 2" x 5' 7" (2.80m x 1.70m)

#### **TOTAL SQUARE FOOTAGE**

133.4 sq.m (1436 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, all curtains, all blinds, all light fittings, CCTV and a 2024 car charging point.

## **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Central heating - gas. Wood burner / Open fire. Broadband - Virgin Media.

## **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.

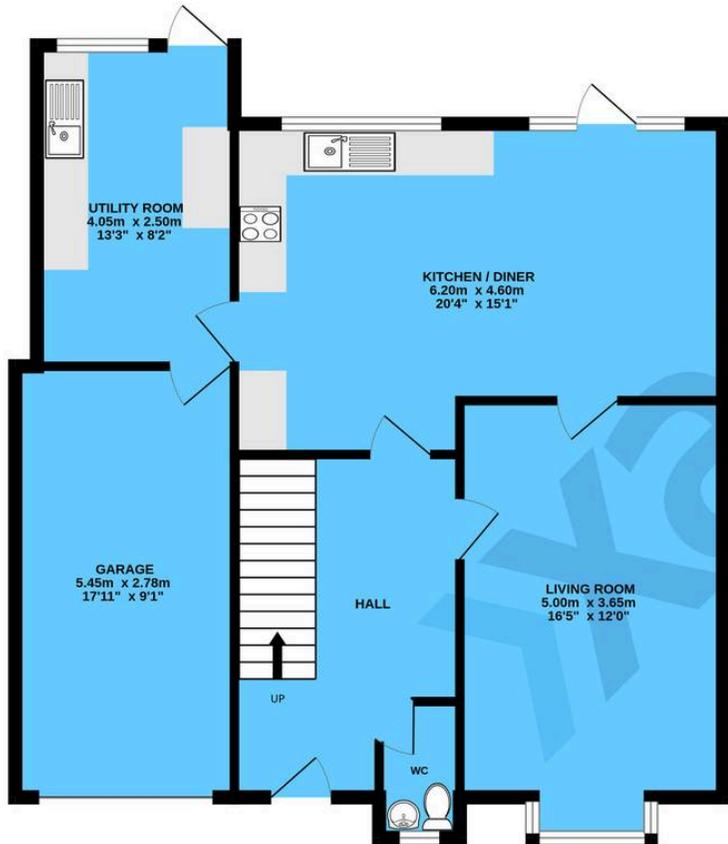
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

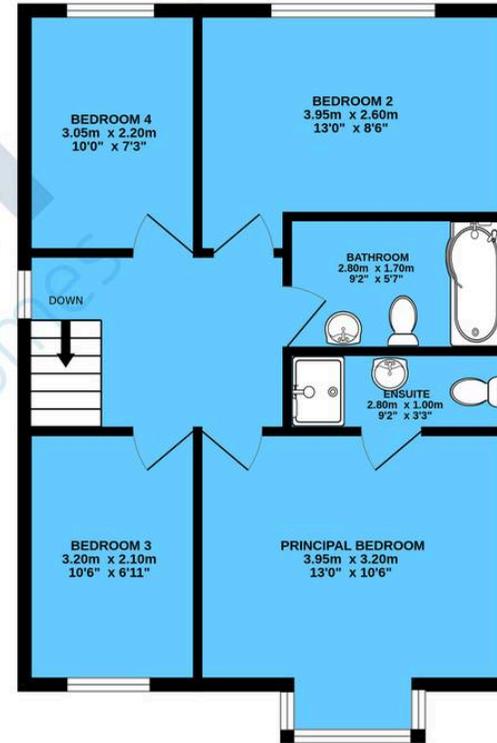
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 133.4 sq.m. (1436 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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