



Silhill Hall Road, Solihull

Guide Price £825,000







## PROPERTY OVERVIEW

This impressive five-bedroom detached family home is situated on a sought-after road in Solihull, just a short distance from all local amenities and schools. Set over three floors, the property is set behind a wide driveway providing ample parking. Upon entering, you are greeted by a large entrance hallway connecting the ground floor accommodation, leading to two sizeable reception rooms connected by a set of double doors, offering a seamless flow between the two and an abundance of natural light throughout. One of the reception rooms currently serves as a warm and inviting living room with a log burner, while the other is a versatile dining room or family room. The open plan kitchen/diner boasts ample workspace and excellent views of the rear garden, making it perfect for family gatherings.



- Five Bedroom Detached Family Home
- Set On A Sought After Road In Solihull
- Two Large Versatile Reception Rooms
- Open Plan Kitchen / Diner
- Practical Utility Room & Home Office
- Five Generously Sized Bedrooms
- Family Bathroom & Ensuite
- Large Well Maintained Rear Garden
- Short Distance To All Local Amenities & Schools





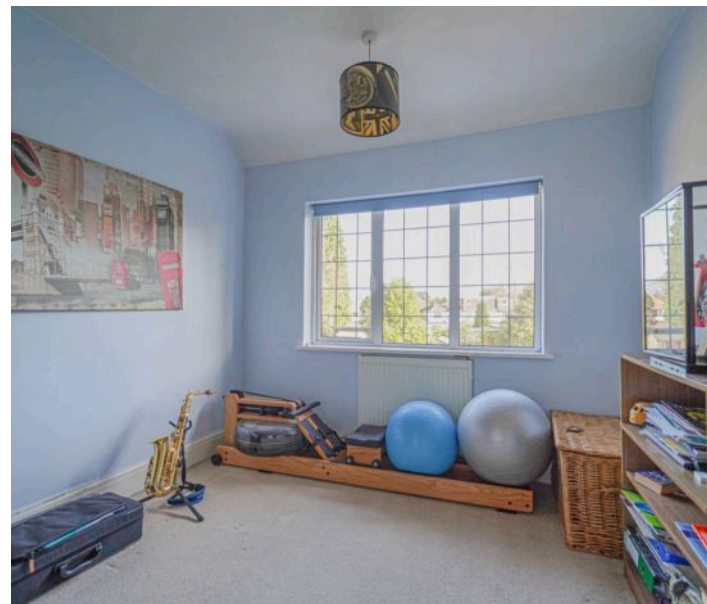
The remainder of the ground floor consists of a practical utility room connected to a home office/study and a single garage, providing convenience and functionality. Moving to the first floor, you will find four generously sized bedrooms, all serviced by a large family bathroom. The principal bedroom is a spacious double with a feature bay window, adding character to the room. Ascending to the second floor, a double bedroom awaits, which could serve as a home office or playroom, benefiting from an ensuite bathroom. Outside, the property offers a large, well-maintained rear garden with a decked seating area, providing the perfect space for outdoor entertaining and relaxation. This property truly offers a comfortable family living space in a prime location in Solihull, making it a wonderful place to call home.

#### 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







#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

15' 1" x 12' 11" (4.60m x 3.94m)

#### **DINING / FAMILY ROOM**

15' 3" x 11' 5" (4.64m x 3.48m)

#### **KITCHEN / DINER**

18' 1" x 12' 6" (5.50m x 3.80m)

#### **UTILITY**

16' 2" x 5' 10" (4.93m x 1.79m)

#### **STUDY**

14' 10" x 5' 5" (4.52m x 1.65m)

#### **GARAGE**

15' 6" x 8' 3" (4.73m x 2.51m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 2" x 13' 1" (4.62m x 3.98m)

#### **BEDROOM TWO**

13' 0" x 11' 7" (3.95m x 3.52m)

#### **BEDROOM FOUR**

11' 0" x 8' 3" (3.35m x 2.51m)

#### **BEDROOM FIVE**

9' 7" x 9' 5" (2.93m x 2.87m)

#### **BATHROOM**

9' 8" x 8' 2" (2.94m x 2.50m)

#### **SECOND FLOOR**

#### **BEDROOM THREE**

13' 1" x 10' 8" (3.99m x 3.26m)

#### **BATHROOM**

10' 9" x 5' 7" (3.27m x 1.70m)



**TOTAL SQUARE FOOTAGE**

191.2 sq.m (2058 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****DECKED SEATING AREA****ITEMS INCLUDED IN THE SALE**

Smeg free-standing cooker, Smeg extractor, John Lewis fridge, AEG dishwasher, all carpets, all curtains, all blinds, some light fittings and garden shed.

**ADDITIONAL INFORMATION**

Services - direct mains water, sewers and electricity.

**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.









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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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