



Silhill Hall Road, Solihull

Guide Price £925,000





PROPERTY OVERVIEW

Nestled on a prestigious road in the sought-after area of Solihull, this traditional five-bedroom detached family home presents a rare opportunity for those seeking a spacious and versatile living environment. Boasting a prime location and ample scope for extension, subject to obtaining planning permission, this property is sure to appeal to families looking to create their dream home.

Upon entering, a welcoming hallway greets residents and guests, leading to two generously sized reception rooms that offer flexibility to be utilised as a dining room or living area. The rear of the property reveals a delightful conservatory that provides panoramic views of the well-established rear garden, flooding the space with natural light. Adjacent to the conservatory is a sizeable kitchen/diner, complete with ample work surfaces and complemented by a convenient utility room that leads to a single garage and side passage.

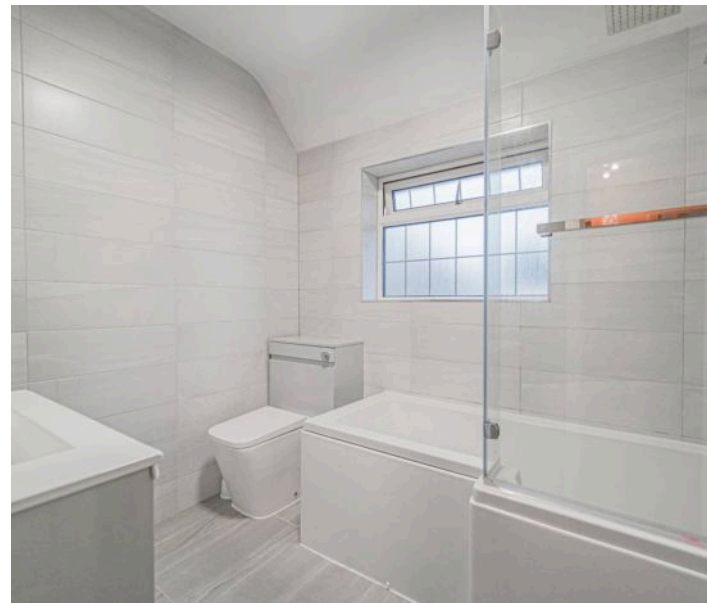
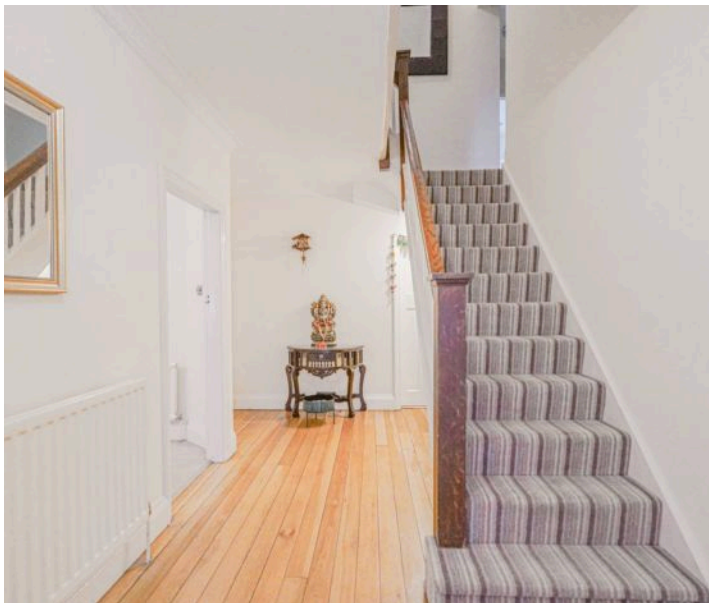




Ascending the stairs to the first floor, five well-proportioned bedrooms await, all benefiting from an abundance of natural light and storage space. A family bathroom and separate shower room cater to the needs of all bedrooms, ensuring comfort and convenience for the entire household.

Externally, the property is approached via a large driveway, offering parking for multiple vehicles, indicative of the generous space available. The rear garden provides an expansive outdoor retreat, featuring a substantial lawn area ideal for outdoor activities and enjoying quality time with family and friends.

With its prime location, spacious living accommodation, and potential for further enhancements, this property represents a rare opportunity to secure a family home in the highly desirable Solihull area. Offering a harmonious blend of traditional charm and modern convenience, this residence is poised to provide a comfortable and stylish living environment for discerning buyers seeking a property of distinction.





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

- Traditional Five Bedroom Family Home
- Scope For Extension Subject To Planning Permission
- Two Large Reception Rooms
- Spacious Kitchen / Diner
- Conservatory With Views Of Rear Garden
- Utility Room & Garage
- Five Generously Sized Bedrooms
- Family Bathroom & Shower Room
- Well Established Rear Garden



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

18' 8" x 12' 3" (5.70m x 3.74m)

KITCHEN/DINER

18' 9" x 14' 0" (5.72m x 4.27m)

DINING ROOM

14' 5" x 12' 5" (4.40m x 3.79m)

UTILITY

7' 11" x 5' 0" (2.41m x 1.52m)

WC

CONSERVATORY

21' 11" x 11' 1" (6.67m x 3.38m)

GARAGE

15' 4" x 8' 5" (4.67m x 2.57m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 12' 6" (4.41m x 3.80m)

BEDROOM TWO

14' 11" x 12' 4" (4.55m x 3.77m)

BEDROOM THREE

11' 6" x 8' 4" (3.51m x 2.54m)

BEDROOM FOUR

11' 5" x 10' 0" (3.47m x 3.06m)

BEDROOM FIVE

8' 10" x 7' 11" (2.70m x 2.42m)

BATHROOM

7' 10" x 6' 10" (2.40m x 2.09m)

SHOWER ROOM

7' 9" x 4' 4" (2.37m x 1.32m)

**TOTAL SQUARE FOOTAGE**

213.0 sq.m (2293 sq.ft) approx.

OUTSIDE THE PROPERTY**SIDE PASSAGEWAY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, dishwasher, all carpets, all light fittings, CCTV and garden shed.

ADDITIONAL INFORMATION

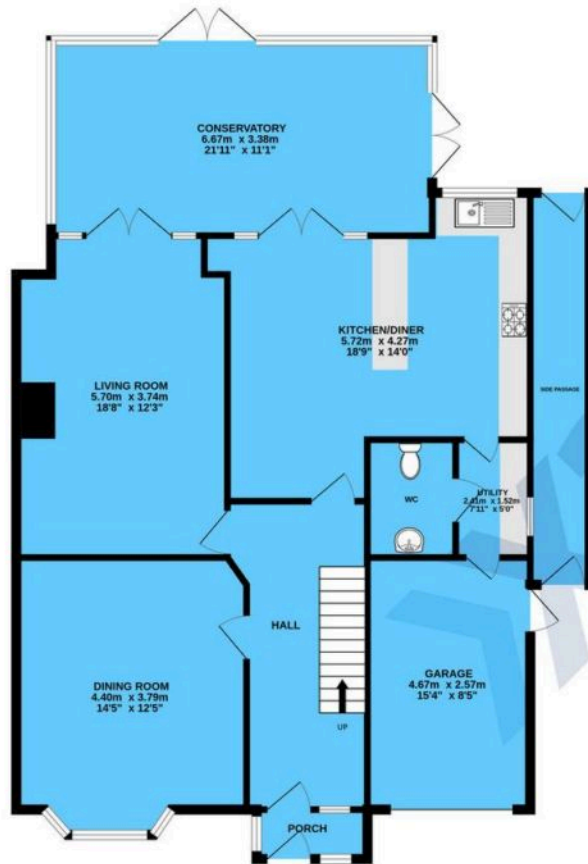
Services - direct mains water (with water meter), sewers and electricity. Loft - boarded. Broadband - cable.

INFORMATION FOR POTENTIAL BUYERS

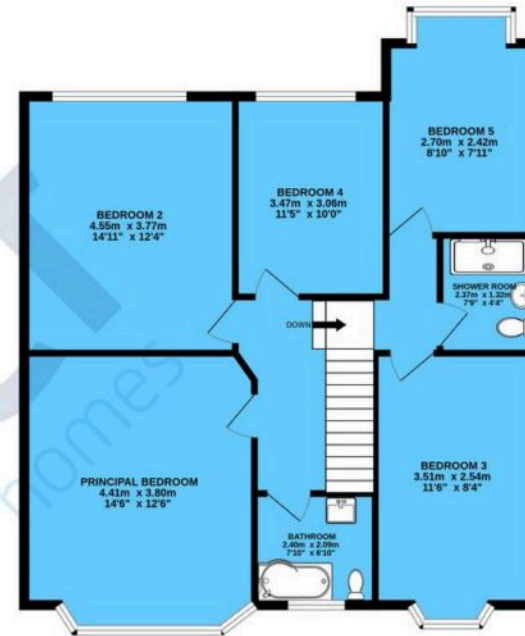
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 213.0 sq.m. (2293 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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