



Kendrick Close, Solihull

Guide Price £620,000





PROPERTY OVERVIEW

Nestled on a tranquil cul-de-sac, this charming five-bedroom detached family home exudes comfort and style. Upon arrival, the property impresses with a substantial driveway that offers abundant parking space for multiple vehicles. The cul de sac benefits from pedestrian access to the Grand Union Canal, leading to the popular recreation ground ideal for dog walkers, families and exercise enthusiasts, with local schools also within a short walking distance. Entering via a covered porchway, the grey front door (fitted four years ago), leads to a spacious hallway that gracefully connects the ground floor, setting the tone for the generous living spaces that await within. The ground floor boasts two expansive reception rooms, including a commodious living room and a separate dining room, perfectly suited for entertaining guests or enjoying family meals. The fitted kitchen, complete with a practical utility area, provides a functional space for culinary endeavours and household chores. Ascending to the upper level, five generously sized bedrooms await, each offering a peaceful retreat for rest and rejuvenation. The large principal bedroom is equipped with fitted storage and an ensuite bathroom, adding a touch of luxury to every-day living.



The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring convenience and comfort for all occupants. Outside, the property is complemented by a well-maintained rear garden, offering a tranquil outdoor space for relaxation or al-fresco dining. Additionally, a twin garage provides additional parking options and benefits from power and lighting, enhancing the practicality and convenience of this impressive property. Seamlessly blending practicality with style, this home is an idyllic retreat for those seeking a harmonious living environment tailored to modern family lifestyles. With its spacious interiors, ample storage solutions, and well-maintained outdoor spaces, this property offers a welcoming sanctuary to create lasting memories and embrace the joys of family life.

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



- Five Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Double Glazing Throughout
- Two Spacious Reception Rooms
- Fitted Kitchen With Practical Utility
- Principal Bedroom With Ensuite
- Remaining Bedrooms Serviced Via Family Bathroom
- Mature Lawned Rear Garden
- Twin Garage & Large Driveway

HALLWAY

WC

6' 9" x 4' 8" (2.06m x 1.42m)

LIVING ROOM

18' 11" x 13' 0" (5.77m x 3.96m)

DINING ROOM

12' 0" x 9' 9" (3.66m x 2.97m)

KITCHEN

9' 11" x 9' 9" (3.02m x 2.97m)

UTILITY AREA

6' 8" x 4' 5" (2.03m x 1.35m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 2" x 11' 11" (5.23m x 3.63m)

ENSUITE

6' 6" x 3' 11" (1.98m x 1.19m)

BEDROOM TWO

15' 2" x 9' 7" (4.62m x 2.92m)

BEDROOM THREE

11' 9" x 8' 11" (3.58m x 2.72m)

**BEDROOM FOUR**

13' 1" x 9' 3" (3.99m x 2.82m)

BEDROOM FIVE

9' 8" x 9' 0" (2.95m x 2.74m)

BATHROOM

8' 9" x 8' 5" (2.67m x 2.57m)

OUTSIDE THE PROPERTY**TWIN GARAGE**

16' 5" x 16' 0" (5.00m x 4.88m)

TOTAL SQUARE FOOTAGE

177 sq.m (1905 sq.ft) approx.

SUBSTANTIAL DRIVEWAY FOR MULTIPLE VEHICLES**WELL MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, washing machine, tumble dryer, all carpets and blinds, some curtains and light fittings and CCTV. Fitted wardrobes in principal bedroom and bedroom two, as well as a double wardrobe in bedroom four and open shelving in bedroom five, which is currently set up as a study, as well as the office furniture (if the purchaser wishes).

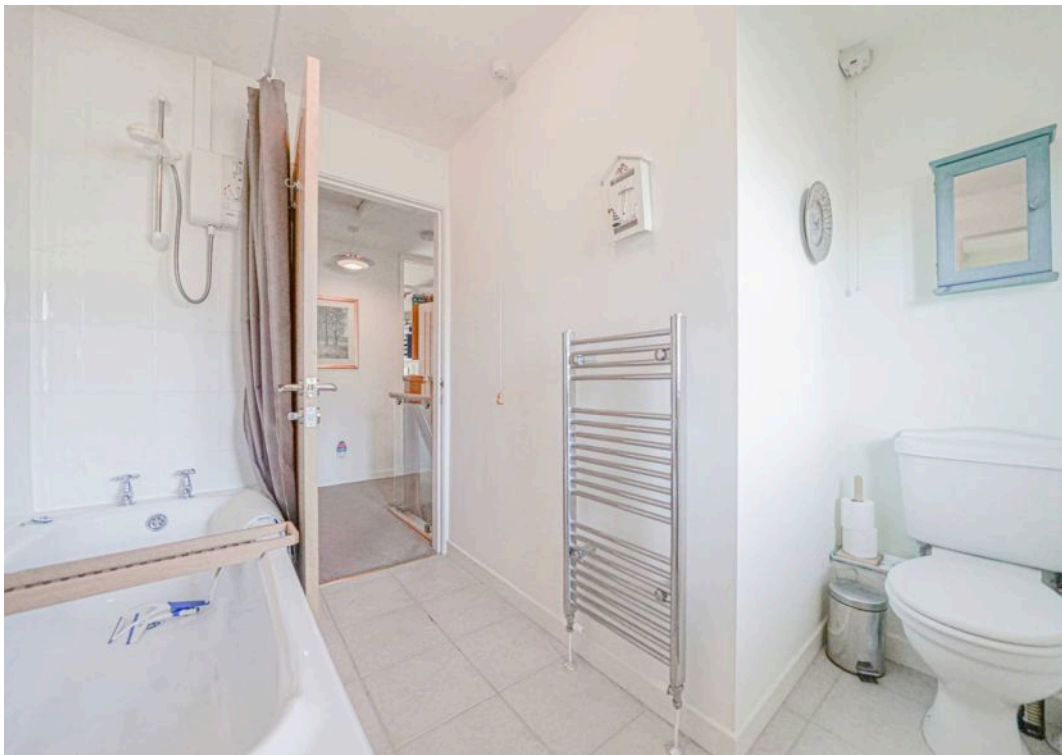
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Broadband - ADSL copper wire. Loft space - part boarded with lighting and fitted loft ladder.



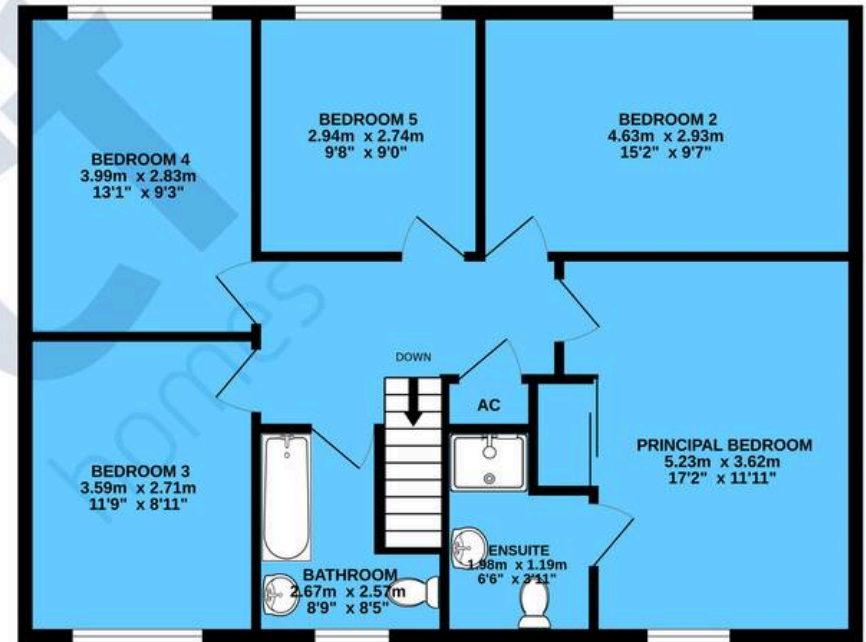
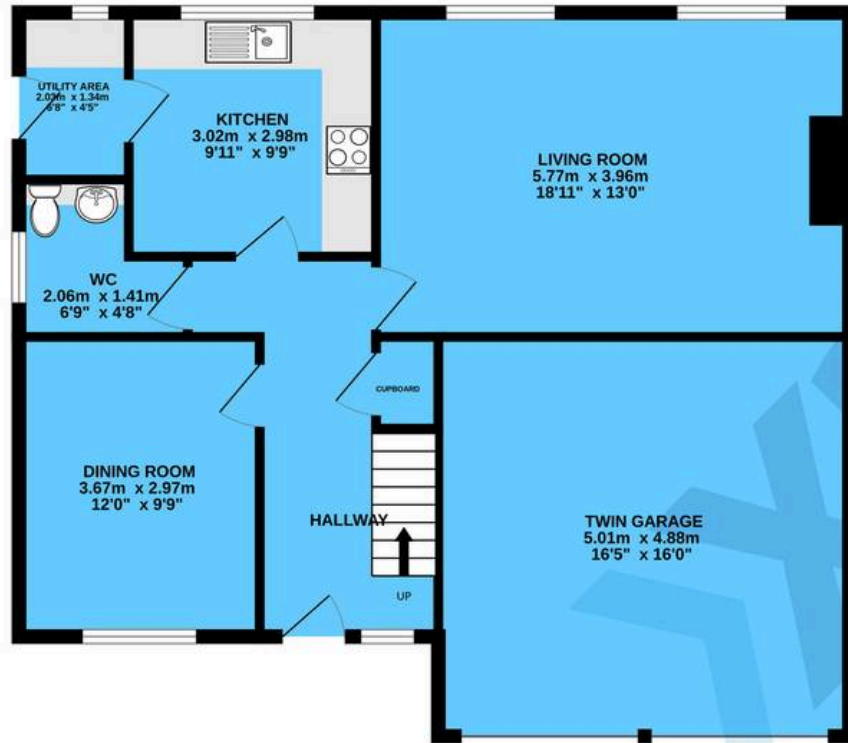
INFORMATION FOR POTENTIAL BUYERS

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 : 177.0 sq.m. (1905 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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