



Widney Manor Road, Solihull

Guide Price £880,000





PROPERTY OVERVIEW

Nestled within a prime location, this stunning four-bedroom detached bungalow offers a luxurious lifestyle just a short distance from the Town Centre. Boasting impeccable craftsmanship and modern aesthetics, this property is a true gem waiting to be explored. As you step inside, a grand entrance hallway welcomes you, seamlessly connecting all living spaces throughout the home. The centrepiece of the residence is the expansive open plan kitchen/diner and family room. With a picturesque view of the rear garden and a charming log burner creating a cosy ambience, this space is perfect for both intimate family gatherings and entertaining guests. The kitchen is further enhanced by a practical utility room, offering convenience and functionality at its finest. Connected to the kitchen area is a comfortable living room, providing a retreat for relaxation and leisure. Each of the four spacious bedrooms is a sanctuary in its own right, complete with en-suite facilities for privacy and comfort. The principal bedroom boasts a generous walk-in wardrobe, catering to even the most discerning tastes for storage and organisation.





Outside, a beautifully landscaped rear garden awaits, offering a serene escape from the hustle and bustle of daily life. An expansive patio seating area provides the perfect setting for al fresco dining and outdoor enjoyment. To the front of the property, a wide driveway offers ample parking space for multiple vehicles, alongside a large garage for additional storage and convenience. Viewing this property is essential to truly appreciate the level of detail and quality of finishes that have been meticulously incorporated throughout. With its prime location, high-end amenities, and impeccable design, this bungalow presents a rare opportunity to own a home that effortlessly combines luxury and comfort. For those seeking a residence that exudes sophistication and style, this property is sure to exceed expectations and fulfil the vision of a dream 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





- Stunning Four Bedroom Detached Bungalow
- Short Distance From Solihull Town Centre
- Large Open Plan Kitchen / Diner & Family Room
- Spacious Living Room
- Four Generously Sized Bedrooms All With En-Suites
- Beautiful Rear Garden
- Wide Driveway & Large Garage
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM

19' 0" x 10' 11" (5.79m x 3.33m)

KITCHEN/DINER & FAMILY ROOM

25' 8" x 19' 2" (7.82m x 5.84m)

UTILITY ROOM

7' 8" x 5' 9" (2.34m x 1.75m)

PRINCIPAL BEDROOM

14' 11" x 12' 0" (4.55m x 3.66m)

WALK IN WARDROBE (WIW)

8' 4" x 5' 11" (2.54m x 1.80m)

ENSUITE

10' 10" x 6' 9" (3.30m x 2.06m)

BEDROOM TWO

12' 0" x 11' 7" (3.66m x 3.53m)

ENSUITE

7' 5" x 6' 2" (2.26m x 1.88m)

BEDROOM THREE

17' 11" x 9' 9" (5.46m x 2.97m)

ENSUITE

5' 1" x 4' 11" (1.55m x 1.50m)

**BEDROOM FOUR**

10' 10" x 7' 8" (3.30m x 2.34m)

ENSUITE

8' 4" x 5' 8" (2.54m x 1.73m)

TOTAL SQUARE FOOTAGE

208.1 sq.m (2240 sq.ft) approx.

OUTSIDE THE PROPERTY

WIDE DRIVEWAY FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Samsung fridge/freezer, Bosch dishwasher, garden shed, electric garage door, all carpets, some curtains, blinds and light fittings and CCTV.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises).
Loft space - part boarded.

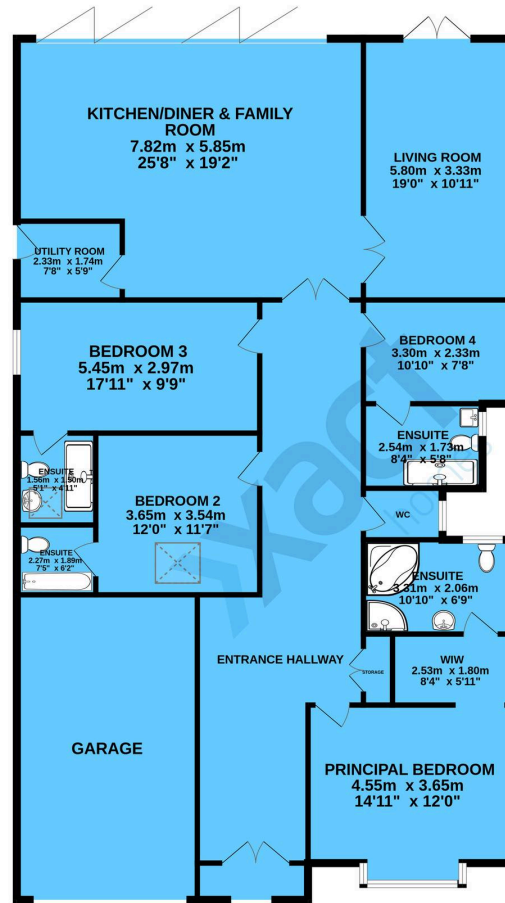


INFORMATION FOR POTENTIAL BUYERS

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



TOTAL FLOOR AREA : 208.1 sq.m. (2240 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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