



Links Drive, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

This four-bedroom detached family home is situated on a peaceful road in Solihull, offering a serene retreat while being conveniently close to the town centre and all local amenities. Boasting a prime position on the road, the property is characterised by its attractive exterior and wide driveway, providing ample parking space for multiple vehicles. Upon entering through the spacious hallway on the ground floor, you will find a well-connected layout designed for modern family living. The heart of the home is a large open plan kitchen/diner, complemented by a practical utility room for added convenience. The living room is a bright and airy space, flooded with natural light, while a pleasant sitting room offers peaceful views of the rear garden. Rounding off the ground floor is a guest toilet and a single garage, providing additional storage space. Ascending to the upper level, you will discover four generously proportioned bedrooms, each offering ample space and comfort. These bedrooms are served by a family bathroom, ensuring convenience for all occupants. The principal bedroom is a standout feature of the property, benefiting from fitted storage solutions to maximise functionality and organisation.





Outside, the property boasts a delightful private rear garden, offering a tranquil outdoor space perfect for relaxing or entertaining. The garden backs onto Olton Golf Club, providing a picturesque backdrop and enhancing the sense of privacy and exclusivity that this property offers. In summary, this property presents a rare opportunity to acquire a well-appointed family home in a sought-after location in Solihull. With its convenient access to local amenities, spacious interior layout, and attractive outdoor space, this residence is sure to appeal to those seeking a comfortable and stylish family living environment.

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





- Four Bedroom Detached Family Home
- Prime Position On A Quiet Road In Solihull
- Set Behind A Wide Driveway
- Open Plan Kitchen / Diner
- Two Bright & Spacious Reception Rooms
- Four Generously Sized Bedrooms
- Private Rear Garden Backing Onto Olton Golf Club
- Short Distance To Town Centre

PORCH

HALLWAY

LIVING ROOM

16' 5" x 13' 3" (5.00m x 4.04m)

SITTING ROOM

11' 11" x 9' 9" (3.63m x 2.97m)

KITCHEN/DINER

19' 7" x 10' 7" (5.97m x 3.23m)

WC

UTILITY ROOM

8' 4" x 5' 10" (2.54m x 1.78m)

INTEGRAL GARAGE

18' 6" x 8' 5" (5.64m x 2.57m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 5" x 10' 7" (5.00m x 3.23m)

BEDROOM TWO

16' 5" x 9' 11" (5.00m x 3.02m)

BEDROOM THREE

12' 3" x 8' 4" (3.73m x 2.54m)

BEDROOM FOUR

10' 8" x 8' 3" (3.25m x 2.51m)

**BATHROOM**

9' 4" x 6' 4" (2.84m x 1.93m)

TOTAL SQUARE FOOTAGE

135.0 sq.m (1453 sq.ft) approx.

OUTSIDE THE PROPERTY**DELIGHTFUL PRIVATE REAR GARDEN****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, curtains and blinds, some light fittings and fitted wardrobes.

ADDITIONAL INFORMATION

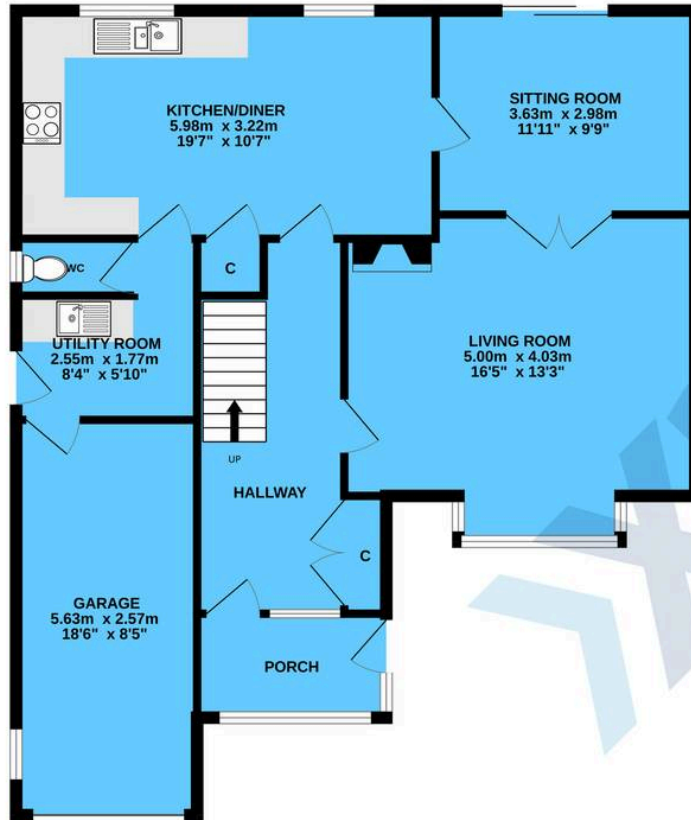
Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

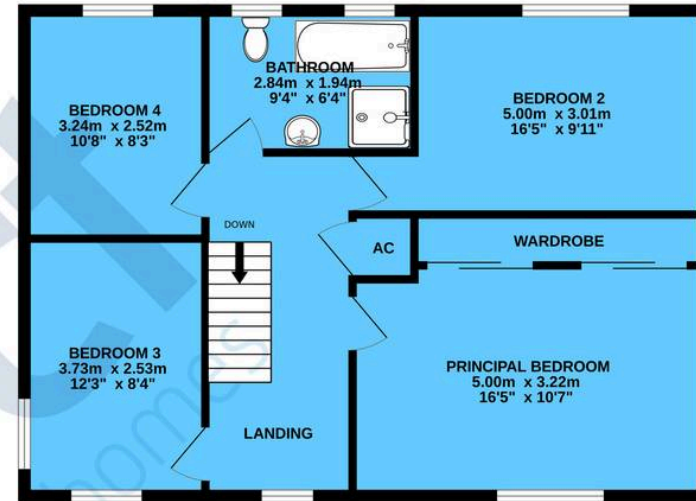
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



1ST FLOOR



TOTAL FLOOR AREA : 135.0 sq.m. (1453 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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