



Silhill Hall Road, Solihull

Guide Price £835,000





PROPERTY OVERVIEW

Nestled on a highly desirable road in Solihull, this exceptional five-bedroom detached property presents a prime opportunity for those seeking a substantial family home in a convenient location. Boasting immediate access to local amenities and reputable schools, this residence combines practicality with expansive living spaces, offering the potential for further enhancement through extension, should planning permission be secured.

Upon entry, a light-filled and capacious entrance hallway sets the tone for the interior, seamlessly connecting the ground floor accommodation. The well-appointed kitchen features a generous dining area and flows effortlessly into a charming conservatory offering idyllic views of the rear garden. The ground floor also accommodates three additional reception rooms: a spacious dining room, a cosy living room with a striking fireplace, and a versatile study/home office.

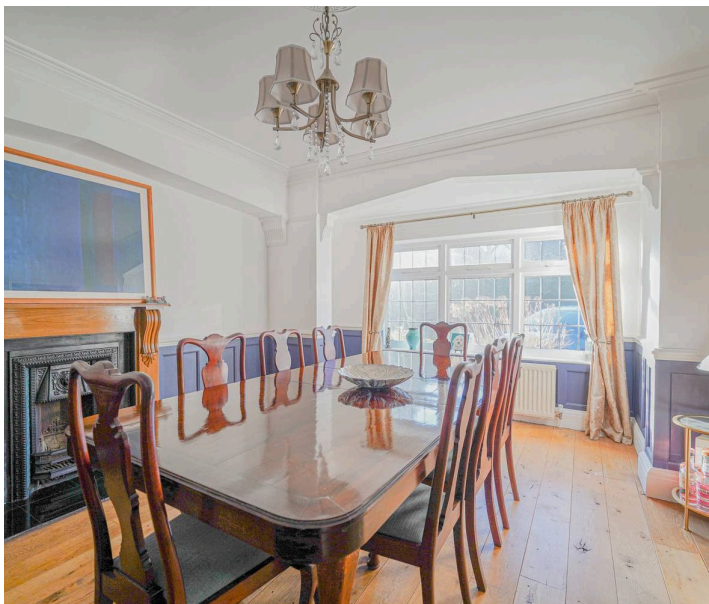




Convenience is paramount with a practical utility room, a double garage with a storage room, and a guest toilet completing the ground floor layout. Ascending the staircase unveils five generously proportioned bedrooms, with the principal bedroom boasting fitted storage and an ensuite bathroom. The remaining bedrooms benefit from ample natural light, storage space, and are serviced by a well-appointed family bathroom. Externally, the property offers a substantial rear garden featuring a large patio area; ideal for alfresco dining and relaxation, complemented by a meticulously maintained lawn. Further enhancing its appeal, a spacious driveway to the front provides parking for multiple vehicles. Additionally, the expansive loft space presents an enticing opportunity for a potential second-floor extension, subject to obtaining the necessary planning consents. In summary, this impressive family home offers a rare combination of space, location, and potential that is sure to appeal to those looking for a residence that can be tailored to suit their individual needs and aspirations.

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
- Highly Sought After Road In Solihull
- Scope To Extend Subject Planning Permission
- Four Reception Rooms
- Fitted Kitchen With Conservatory
- Practical Utility & Double Garage
- Five Generously Sized Bedrooms
- Principal Bedroom With Ensuite
- Large Rear Garden With Patio Seating Area

PORCH

ENTRANCE HALLWAY

WC

4' 11" x 4' 1" (1.50m x 1.24m)

UTILITY ROOM

8' 9" x 5' 0" (2.67m x 1.52m)

LIVING ROOM

18' 4" x 13' 11" (5.59m x 4.24m)

DINING ROOM

12' 11" x 11' 11" (3.94m x 3.63m)

STUDY/HOME OFFICE

10' 1" x 9' 9" (3.07m x 2.97m)

KITCHEN

13' 0" x 11' 5" (3.96m x 3.48m)

CONSERVATORY

12' 1" x 8' 10" (3.68m x 2.69m)

INTEGRAL DOUBLE GARAGE

18' 11" x 13' 10" (5.77m x 4.22m)

STORE

8' 2" x 8' 0" (2.49m x 2.44m)



FIRST FLOOR

PRINCIPAL BEDROOM

15' 2" x 10' 10" (4.62m x 3.30m)

ENSUITE

7' 9" x 6' 9" (2.36m x 2.06m)

BEDROOM TWO

12' 11" x 9' 5" (3.94m x 2.87m)

BEDROOM THREE

10' 3" x 9' 9" (3.12m x 2.97m)

BEDROOM FOUR

11' 2" x 8' 3" (3.40m x 2.51m)

BEDROOM FIVE

8' 10" x 7' 6" (2.69m x 2.29m)

BATHROOM

7' 10" x 6' 6" (2.39m x 1.98m)

TOTAL SQUARE FOOTAGE

205.5 sq.m (2212 sq.ft) approx.

OUTSIDE THE PROPERTY

SUBSTANTIAL REAR GARDEN

LARGE PATIO AREA

SPACIOUS DRIVEWAY FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Hygena integrated oven, Hygena integrated hob, extractor, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in four bedrooms.

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.

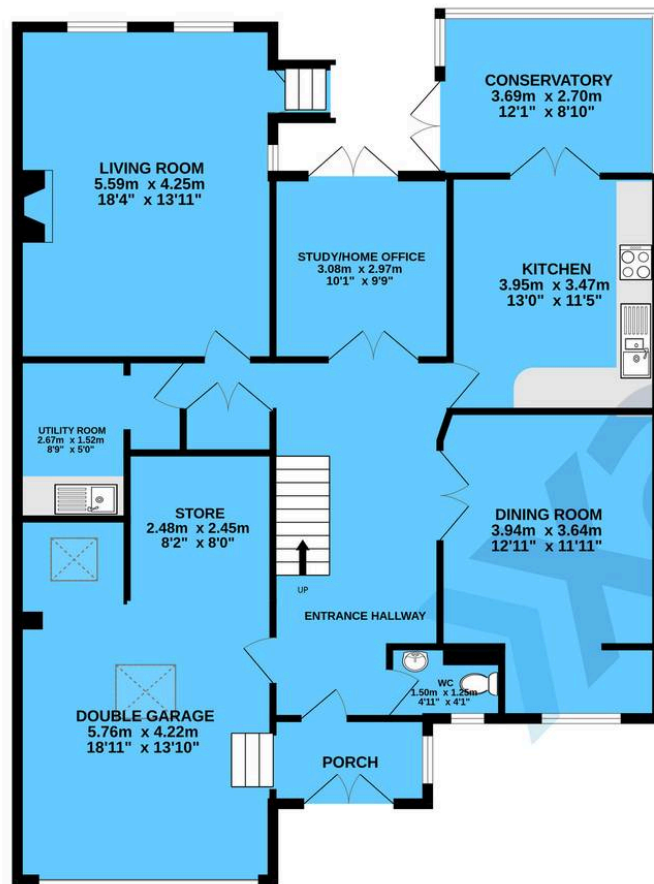
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

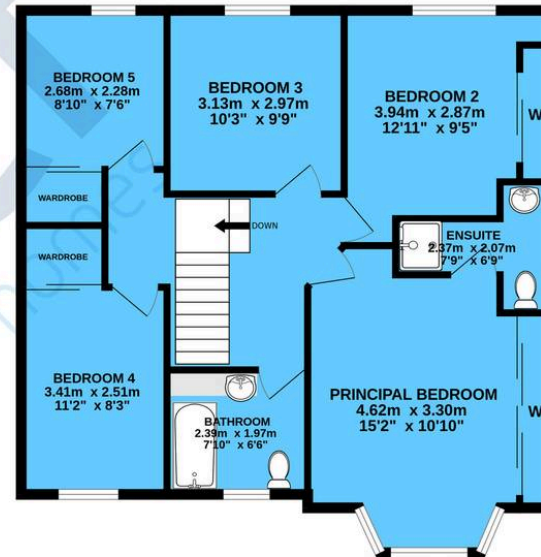
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 205.5 sq.m. (2212 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.

Made with Metropix ©2025

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

