



Links Drive, Solihull

Guide Price £780,000





PROPERTY OVERVIEW

Nestled on a serene and highly coveted road in Solihull, this exceptional four-bedroom detached property stands out as a beacon of modern comfort and versatile design. Meticulously crafted to offer a blend of style and functionality, this home presents the opportunity to create an additional fifth bedroom on the ground floor to suit individual preferences and needs. Upon arrival, the property welcomes you with a spacious reception hallway that seamlessly connects the various living spaces on the ground floor. The heart of the home lies in the open plan kitchen and dining area, where a large central island beckons for culinary creativity amidst abundant natural light that filters through the expansive windows. Adjacent, the substantial living room flows effortlessly into a generously sized conservatory, offering panoramic vistas of the rear garden. Completing the ground floor is a versatile study that could easily be transformed into a fifth bedroom, along with a convenient utility room, a downstairs toilet, and a practical garage/store room for added storage or functional use. Ascending to the first floor, four generously sized bedrooms await, providing ample space for relaxation and rejuvenation.





Two of the bedrooms boast generous proportions, fitted wardrobes, and luxurious en-suites, while the remaining bedrooms are served by a well-appointed new modern Porcelanosa family bathroom with waterfall shower and freestanding bath. Outside, the property reveals extensive rear gardens with vegetable planters and landscaped pond and waterfall and large patio area with built in fire pit, ideal for entertainment. Conveniently located within easy reach of local amenities, schools, and the vibrant Solihull Town Centre, this property presents an unparalleled opportunity for discerning buyers seeking refined living spaces, versatile accommodation options, and a serene environment to call home. Experience the epitome of contemporary living in this thoughtfully designed residence, where comfort, style, and functionality converge seamlessly to create a truly exceptional living experience.

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 Property
- Offers Versatility To Include A Fifth Bedroom
- Set On A Quiet & Highly Sought After Road
- Open Plan Kitchen / Dining Area
- Living Room Connected To Conservatory
- Two Double Bedrooms With Ensuites
- Modern Family Bathroom
- Lawn Rear Garden
- Early Viewing Essential

RECEPTION HALLWAY

WC

4' 9" x 4' 2" (1.46m x 1.27m)

KITCHEN / DINING AREA

20' 11" x 15' 3" (6.37m x 4.65m)

LIVING ROOM

21' 2" x 11' 11" (6.46m x 3.62m)

CONSERVATORY

14' 4" x 10' 0" (4.38m x 3.06m)

STUDY

8' 8" x 8' 2" (2.65m x 2.48m)

UTILITY ROOM

11' 7" x 5' 2" (3.53m x 1.57m)

FIRST FLOOR

BEDROOM ONE

15' 6" x 10' 5" (4.72m x 3.18m)

ENSUITE

9' 9" x 4' 9" (2.97m x 1.44m)

**BEDROOM TWO**

16' 8" x 8' 11" (5.08m x 2.71m)

ENSUITE

5' 9" x 5' 1" (1.75m x 1.56m)

BEDROOM THREE

11' 11" x 10' 5" (3.63m x 3.18m)

BEDROOM FOUR

10' 5" x 10' 4" (3.18m x 3.15m)

BATHROOM

9' 10" x 9' 9" (2.99m x 2.98m)

TOTAL SQUARE FOOTAGE

Total floor area: 185.0 sq.m. = 1991 sq.ft. approx.

OUTSIDE THE PROPERTY**EASTERLY FACING REAR GARDEN****GARAGE / STORE ROOM**

9' 4" x 5' 10" (2.84m x 1.77m)

ITEMS INCLUDED IN SALE

Integrated oven, integrated hob, Samsung extractor, AEG fridge, all carpets, fitted wardrobes in one bedroom, underfloor heating in the conservatory, two garden sheds and one greenhouse.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - partially boarded with ladder and lighting.



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.

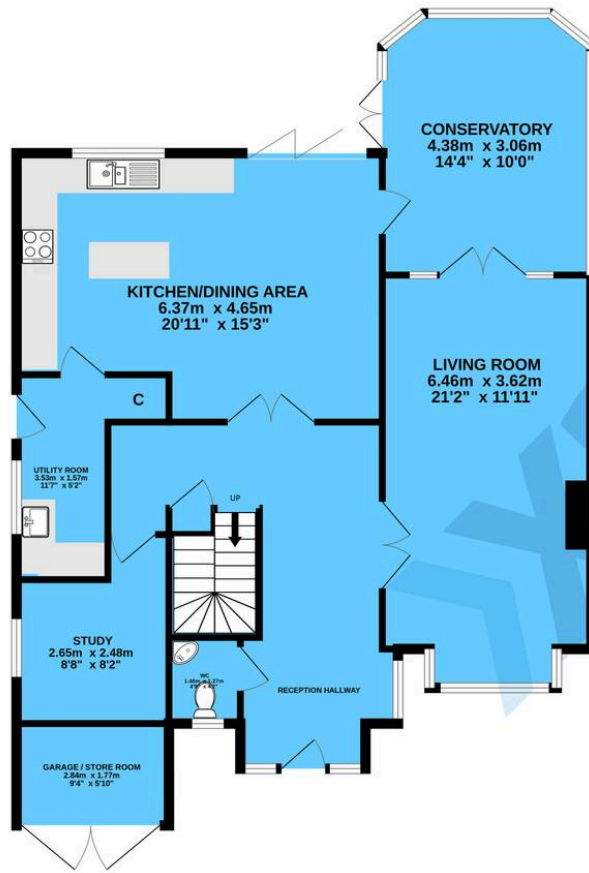
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

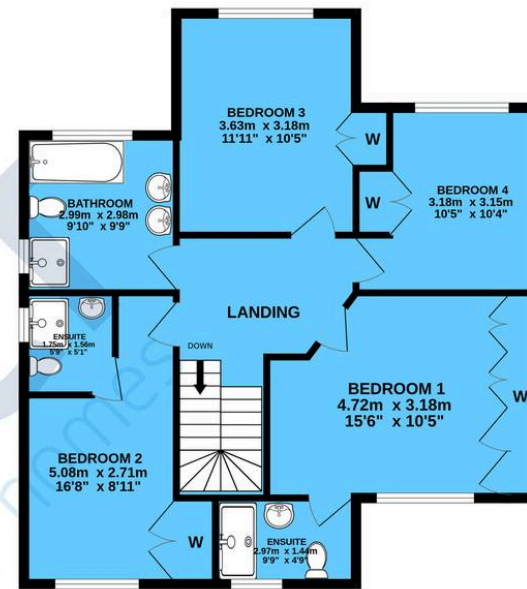
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 185.0 sq.m. (1991 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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