



Austcliff Drive, Solihull

Guide Price £595,000





PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac, this delightful four bedroom detached family home offers a sanctuary of modern living just a short distance from all local amenities. The property sits proudly on a corner plot, enhanced by a driveway which stretches generously to provide convenient parking for multiple vehicles. Upon entry, the inviting hallway effortlessly connects the ground floor living spaces, leading to the heart of the home – an open plan kitchen and dining room flooded with natural light. Making the perfect backdrop for family gatherings, the well-appointed kitchen boasts ample storage, while the dining area offers tranquil views of the rear garden. The ground floor is further complemented by a spacious living room, ideal for relaxation and entertainment. A guest toilet conveniently services visitors, while a clever use of space has seen the former garage divided to create a practical utility room and additional storage. Ascending to the upper level, four generously proportioned bedrooms await, each thoughtfully designed to offer comfort and style. The large principal bedroom features fitted wardrobes and a sleek ensuite, providing a private retreat within the home. The remaining bedrooms are serviced by a family bathroom, ensuring convenience and functionality for every-day living.



Stepping outside, the property reveals a well-maintained rear garden, offering a peaceful escape with a patio seating area for outdoor enjoyment. With its modern design, versatile living spaces, and proximity to local amenities, this property presents an ideal opportunity for families seeking a harmonious blend of comfort and convenience.

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: E

Tenure: Freehold



- Four Bedroom Detached
- Within A Quiet Cul-De-Sac
- Short distance From All Local Amenities
- On A Corner Plot
- Open Plan Kitchen & Dining Room
- Four Generous Proportioned Bedrooms
- Principal Bedroom With Fitted Wardrobes & Ensuite
- Well Maintained Rear Garden With Patio Seating Area
- Driveway Parking For Multiple Vehicles



HALLWAY

WC

7' 9" x 2' 7" (2.36m x 0.79m)

LIVING ROOM

17' 0" x 11' 8" (5.18m x 3.56m)

DINING ROOM

11' 8" x 8' 6" (3.56m x 2.59m)

KITCHEN

13' 10" x 8' 2" (4.22m x 2.49m)

UTILITY

8' 5" x 7' 4" (2.57m x 2.24m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 8" x 11' 9" (3.86m x 3.58m)

ENSUITE

5' 7" x 5' 2" (1.70m x 1.57m)

BEDROOM TWO

10' 10" x 10' 6" (3.30m x 3.20m)

BEDROOM THREE

8' 10" x 8' 7" (2.69m x 2.62m)

BEDROOM FOUR

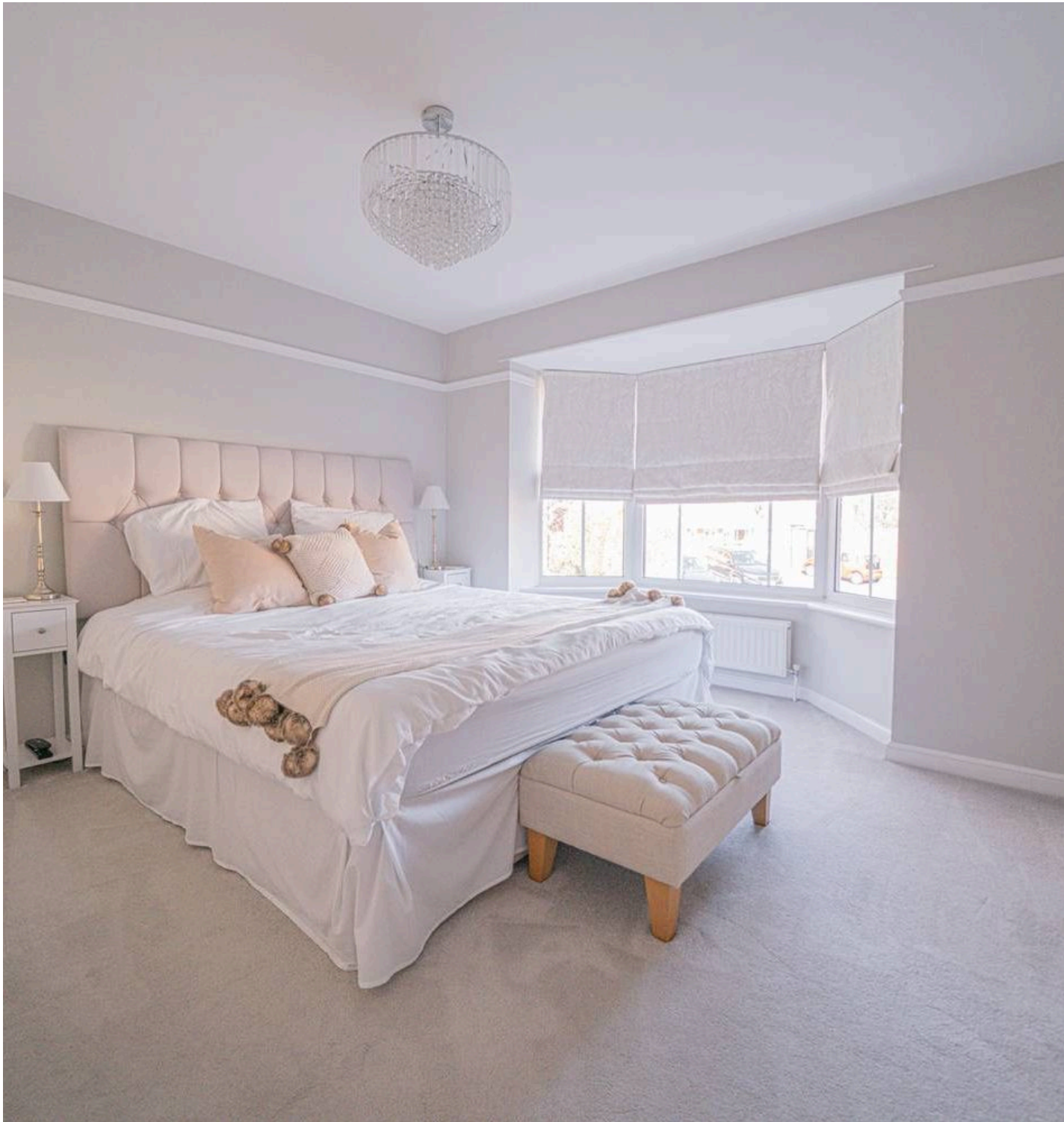
9' 5" x 7' 0" (2.87m x 2.13m)

BATHROOM

7' 7" x 5' 6" (2.31m x 1.68m)

TOTAL SQUARE FOOTAGE

112.4 sq.m (1210 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE STORE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

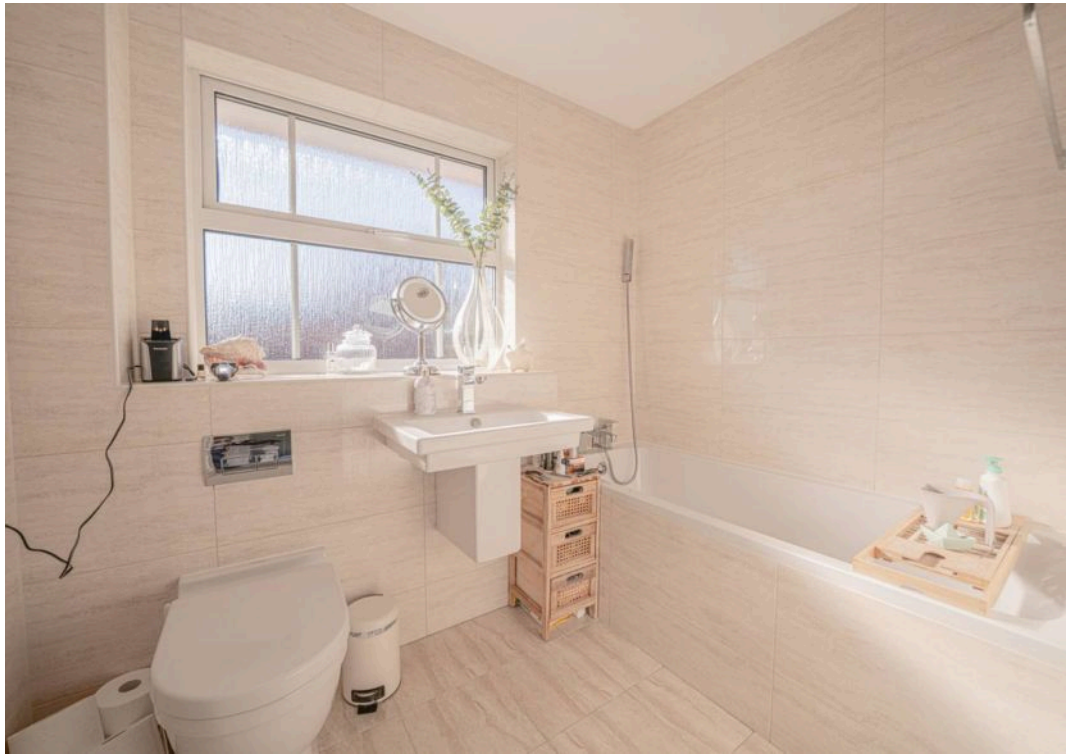
Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

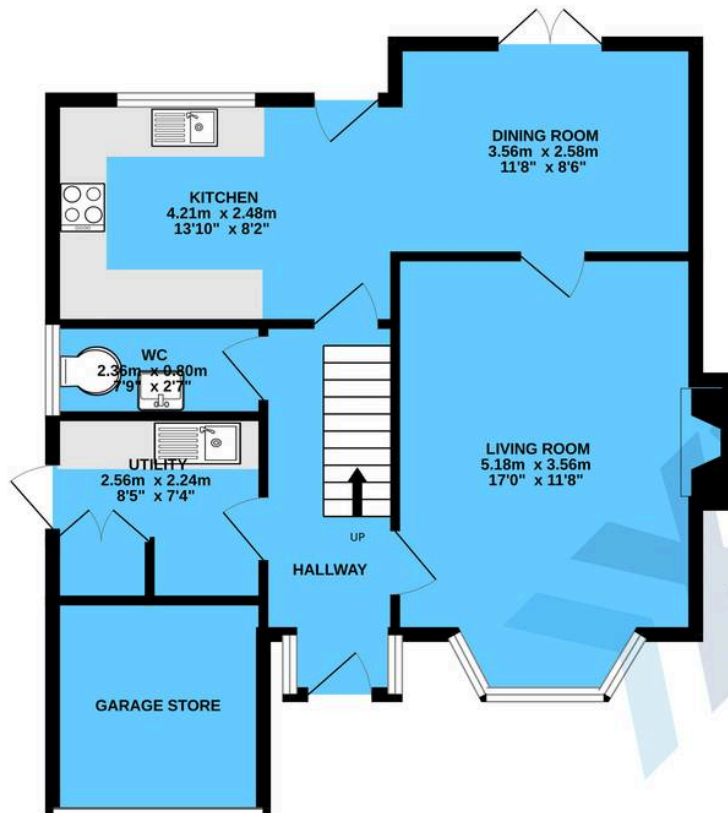
Services – water on a meter, mains gas, electricity and sewers. Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

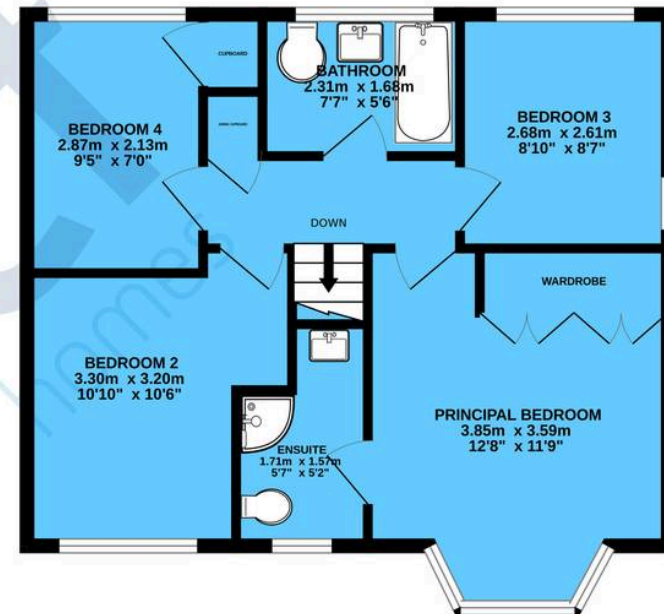
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



1ST FLOOR



TOTAL FLOOR AREA : 112.4 sq.m. (1210 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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