



Streetsbrook Road, Solihull

Guide Price £725,000





PROPERTY OVERVIEW

Nestled on a tranquil road, this stunning four-bedroom detached family home presents a rare opportunity to reside just a stone's throw away from Solihull town centre. Greeting you with a grand entrance hallway, the property boasts three inviting reception rooms, including a spacious living room adorned with a striking fireplace that seamlessly flows into a charming conservatory offering picturesque views of the rear garden. The dining room provides an elegant space to entertain, while the well-appointed breakfast kitchen features ample work surfaces and storage solutions. Completing the ground floor is a convenient single garage and a discreet downstairs toilet for added convenience. Journey upstairs to discover four generously-proportioned bedrooms, with the principal suite benefitting from fitted storage and an ensuite bathroom, while the remaining bedrooms are serviced by a modern family bathroom, ensuring ultimate comfort and privacy for the whole family.





Stepping outside, the property exudes tranquillity and charm, overlooking a lush village green that creates a picturesque backdrop for relaxation and leisure. The well-maintained rear garden is a true oasis, offering an expansive lawn area ideal for outdoor activities and a delightful patio space for alfresco dining and entertaining. Surrounding the garden, an array of shrubs and borders add a splash of colour and vibrancy, enhancing the outdoor space and providing a beautiful setting for enjoying the fresh air and sunshine. With its prime location, spacious interiors, and enchanting outdoor area, this property represents a rare opportunity to embrace a lifestyle of comfort, convenience, and serenity in the heart of Solihull.

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
- Short Distance From Town Centre
- Overlooking Communal Green
- Large Driveway Providing Ample Parking
- Three Spacious Reception Rooms
- Large Breakfast Kitchen
- Four Generously Sized Bedrooms
- Principal Bedroom With Ensuite
- Delightful Lawn Rear Garden

PORCH

ENTRANCE HALLWAY

DINING ROOM

13' 1" x 10' 10" (3.99m x 3.30m)

LIVING ROOM

14' 5" x 13' 1" (4.39m x 3.99m)

CONSERVATORY

11' 6" x 9' 10" (3.51m x 3.00m)

BREAKFAST KITCHEN

13' 9" x 11' 8" (4.19m x 3.56m)

WC

INTEGRAL GARAGE

16' 5" x 7' 10" (5.00m x 2.39m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 5" x 9' 10" (4.39m x 3.00m)

ENSUITE

7' 7" x 3' 10" (2.31m x 1.17m)

BEDROOM TWO

13' 1" x 10' 10" (3.99m x 3.30m)



BEDROOM THREE

15' 9" x 7' 9" (4.80m x 2.36m)

BEDROOM FOUR

10' 2" x 7' 1" (3.10m x 2.16m)

BATHROOM

8' 2" x 7' 10" (2.49m x 2.39m)

TOTAL SQUARE FOOTAGE

155.6 sq.m (1675 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE DRIVEWAY FOR AMPLE PARKING

WELL MAINTAINED REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Lamona integrated hob, extractor, fridge/freezer, Hotpoint dishwasher, Beko washing machine, Caple tumble dryer, garden shed, all carpets and blinds, some curtains and light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

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



INFORMATION FOR POTENTIAL BUYERS

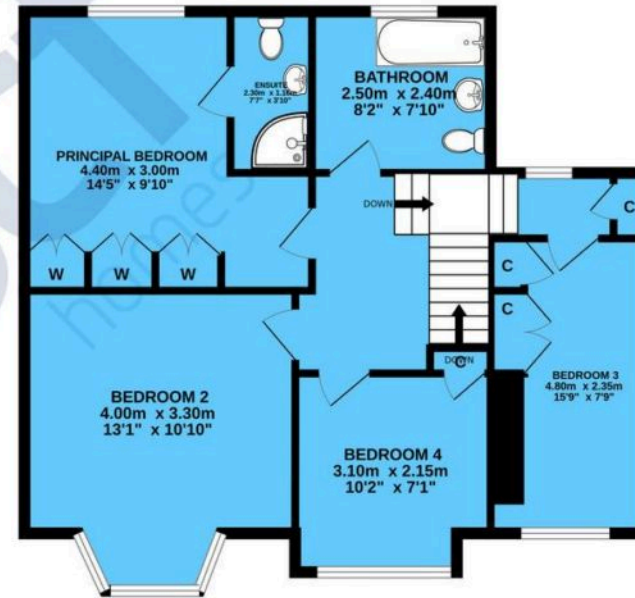
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



1ST FLOOR



TOTAL FLOOR AREA : 155.6 sq.m. (1675 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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