



Damson Lane, Solihull

Guide Price £490,000





PROPERTY OVERVIEW

Located on a corner plot and shielded by a driveway and foregarden, this four-bedroom detached family home exudes elegance and comfort. Access is granted through an inviting entrance porch that sets the tone of warmth and tranquillity that permeates throughout the property.

Upon entry, a spacious living room welcomes you, providing a perfect setting for relaxation and entertainment. As you move further, you are greeted by an open-plan kitchen diner featuring ample work surfaces and abundant natural light, ideal for culinary enthusiasts and hosting gatherings of all sizes. Adjacent to this space, a cosy snug awaits, offering a versatile area that seamlessly connects to a utility room and garage/store, catering to the practical needs of daily living.

Venturing upstairs, you will discover four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. The principal bedroom boasts an en-suite, offering a luxurious retreat within the confines of your own home. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring convenience and functionality for all family members and guests.





Outside, a delightful rear garden awaits, offering a peaceful sanctuary for outdoor relaxation and enjoyment. Complete with a patio seating area, this space allows for al-fresco dining, basking in the sun, or simply unwinding amidst the serenity of nature. With its blend of contemporary design, functional spaces, and a serene outdoor setting, this property represents a rare opportunity to acquire a home that encapsulates modern living at its finest. Whether you seek a tranquil retreat from the bustle of every-day life or a space to create lasting memories with loved ones, this residence caters to a myriad of lifestyle preferences. Don't miss the chance to make this distinguished property your own and experience the epitome of refined living.

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 Family Home
- Set On A Corner Plot Behind A Foregarden
- Bright & Spacious Throughout
- Large Living Room
- Open Plan Kitchen / Dining Room
- Snug Connected To Utility & Store Room
- Four Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Delightful Rear Garden & Large Driveway

PORCH

LIVING ROOM

18' 0" x 14' 5" (5.48m x 4.40m)

OPEN PLAN KITCHEN / DINING ROOM

17' 10" x 10' 11" (5.44m x 3.33m)

SNUG

14' 2" x 8' 4" (4.32m x 2.54m)

CLOAKROOM

UTILITY ROOM

8' 6" x 8' 6" (2.58m x 2.58m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 8' 3" (4.50m x 2.51m)

ENSUITE

5' 5" x 4' 3" (1.64m x 1.30m)

BEDROOM TWO

11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM THREE

11' 5" x 10' 11" (3.48m x 3.32m)

BEDROOM FOUR

8' 5" x 7' 8" (2.57m x 2.34m)

FAMILY BATHROOM

7' 5" x 6' 0" (2.25m x 1.84m)





OUTSIDE THE PROPERTY

GARAGE / STORE

9' 10" x 8' 6" (3.00m x 2.58m)

TOTAL SQUARE FOOTAGE

127.6 sq.m (1373 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Indesit-Hotpoint oven, Premier hob, Ikea extractor and microwave, garden shed, electric garage door, stair carpet, some blinds and fitted wardrobes in bedroom one, two and three.

ADDITIONAL INFORMATION

Services - water, mains electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

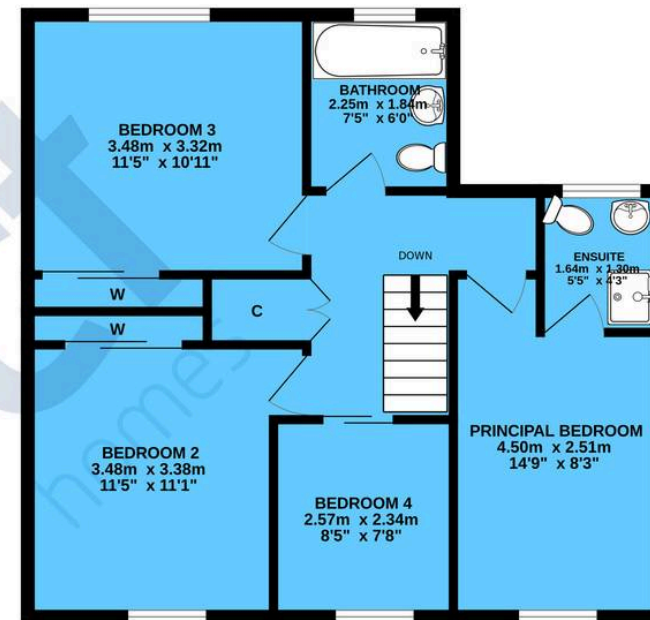
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 127.6 sq.m. (1373 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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