



Grosvenor Road, Solihull

Guide Price £635,000





PROPERTY OVERVIEW

Nestled on a serene and sought-after road within proximity to local conveniences, this impressive four bedroom detached family home offers a harmonious blend of space and style. Upon entering, residents are greeted by a welcoming hallway that leads to two expansive reception rooms, currently utilised as a spacious living area and a grand dining room. The heart of the home lies in the open plan kitchen/diner, boasting integrated appliances and offering breathtaking vistas of the lush rear garden. Completing the ground floor is a practical utility room, a single garage, and a guest toilet, ensuring convenience and functionality.

Ascend the stairs to discover four generously proportioned bedrooms, including a sizeable principal suite with ample built-in storage. Serviced by a family bathroom, each bedroom exudes comfort and tranquillity. Outside, the property boasts a charming rear garden, perfect for alfresco dining and entertaining. A wide driveway provides ample parking, while the surrounding area offers a peaceful atmosphere ideal for families and professionals alike. With its spacious interior, convenient location, and delightful outdoor space, this property presents a wonderful opportunity to embrace a lifestyle of comfort and sophistication.





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
- Set On A Quiet Road In Solihull
- Short Distance To All Local Amenities & Schools
- Two Large Reception Rooms
- Open Plan Kitchen / Diner
- Four Generously Sized Bedrooms
- Family Bathroom
- Delightful Rear Garden
- Ample Parking & Single Garage





PORCH

HALLWAY

WC

GRAND DINING ROOM

12' 0" x 11' 10" (3.66m x 3.61m)

LIVING AREA

16' 1" x 12' 0" (4.90m x 3.66m)

KITCHEN

15' 5" x 7' 5" (4.70m x 2.26m)

DINING AREA

21' 4" x 7' 10" (6.50m x 2.39m)

UTILITY ROOM

9' 0" x 7' 5" (2.74m x 2.26m)

FIRST FLOOR

PRINCIPAL SUITE

16' 3" x 12' 0" (4.95m x 3.66m)

BEDROOM TWO

12' 0" x 12' 0" (3.66m x 3.66m)

BEDROOM THREE

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM FOUR

9' 6" x 7' 1" (2.90m x 2.16m)

BATHROOM



OUTSIDE THE PROPERTY

GARAGE

14' 9" x 8' 2" (4.50m x 2.49m)

TOTAL SQUARE FOOTAGE

182.5 sq.m (1964 sq.ft) approx.

DRIVEWAY WITH AMPLE PARKING

CHARMING REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, microwave, fridge, dishwasher, garden shed, all carpets, blinds and light fittings, some curtains and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

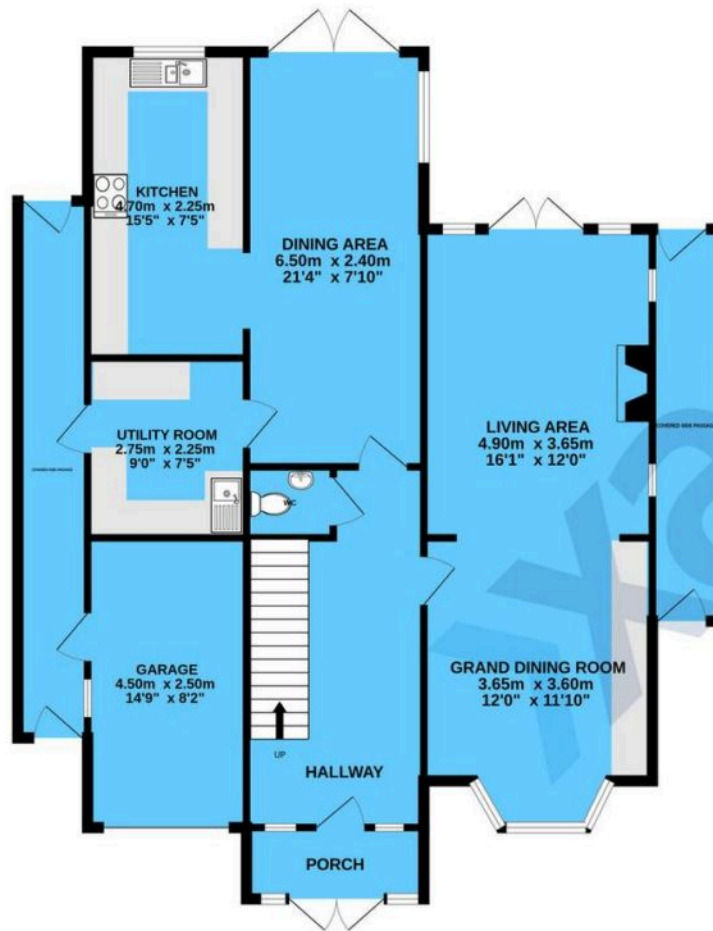


INFORMATION FOR POTENTIAL BUYERS

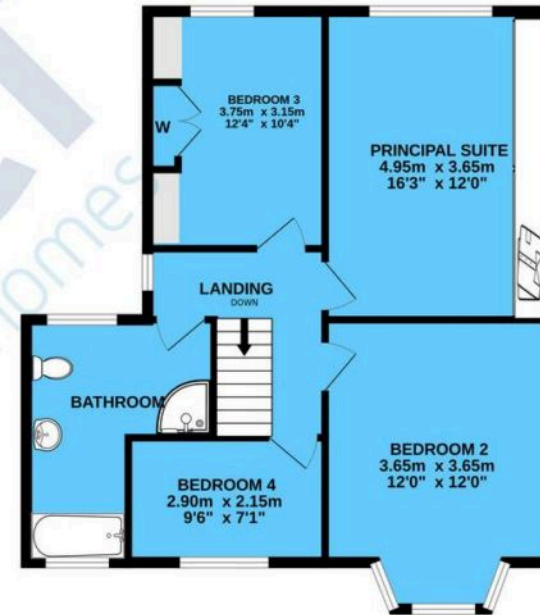
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 182.5 sq.m. (1964 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

