



Shelsley Way, Solihull

Guide Price £675,000





PROPERTY OVERVIEW

Located in a sought-after area, this remarkable property presents a unique opportunity to acquire a significantly extended four-bedroom detached family home on a corner plot. Offering ample living space for a growing family, this residence is conveniently situated within a short distance from various local amenities and schools, ensuring both convenience and a high standard of living. Upon entering the property, one is greeted by a spacious entrance hallway that leads to two reception rooms, currently being utilised as a living room and family room, providing versatile spaces for relaxation and entertainment. The heart of this home lies in the large open plan kitchen/diner, boasting integrated appliances and a sizeable central island, ideal for culinary enthusiasts and hosting gatherings. A practical utility room and guest toilet complete the ground floor layout, ensuring functionality and convenience for every-day living. Ascending the stairs, one discovers four generously proportioned double bedrooms, with the principal bedroom featuring a large en-suite bathroom for added privacy and comfort. The remaining bedrooms are serviced by a well-appointed family bathroom, catering to the needs of the entire household.





Externally, the property boasts a superb rear garden featuring an expansive patio seating area, a generous lawn section, and a temporary swimming pool, which can be included in the sale for those seeking a recreational oasis to enjoy the outdoors. Additionally, the front of the property presents a wide driveway providing parking for multiple vehicles, leading to a garage, ensuring ample space for residents and guests alike. In summary, this exceptional family home offers a harmonious blend of contemporary living spaces, practical amenities, and a desirable location, making it a prime choice for those seeking a stylish and comfortable residence in a thriving community. With its impressive features and convenient surroundings, this property represents a unique opportunity not to be missed.

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
- Significantly Extended Creating A Versatile Home
- Two Spacious Reception Rooms
- Large Open Plan Kitchen / Diner
- Principal Bedroom With Ensuite
- Superb Rear Garden With Patio Area
- Driveway Parking For Multiple Vehicles
- Tudor Grange Academy Catchment Area

ENTRANCE HALLWAY

LIVING ROOM

14' 5" x 12' 7" (4.39m x 3.84m)

FAMILY ROOM

15' 10" x 10' 2" (4.83m x 3.10m)

KITCHEN/DINER

29' 0" x 11' 3" (8.84m x 3.43m)

UTILITY

7' 1" x 6' 9" (2.16m x 2.06m)

WC

3' 7" x 3' 5" (1.09m x 1.04m)

INTEGRAL GARAGE

18' 6" x 7' 3" (5.64m x 2.21m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 11" x 11' 0" (5.16m x 3.35m)

ENSUITE

11' 0" x 5' 10" (3.35m x 1.78m)

BEDROOM TWO

10' 1" x 9' 2" (3.07m x 2.79m)

BEDROOM THREE

12' 11" x 8' 4" (3.94m x 2.54m)

BEDROOM FOUR

9' 4" x 7' 3" (2.84m x 2.21m)



BATHROOM

6' 5" x 5' 10" (1.96m x 1.78m)

TOTAL SQUARE FOOTAGE

140.2 sq.m (1509 sq.ft) approx.

OUTSIDE THE PROPERTY

SUPERB REAR GARDEN WITH PATIO AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, microwave, fridge, dishwasher, all carpets, some blinds and fitted wardrobes in one bedroom.

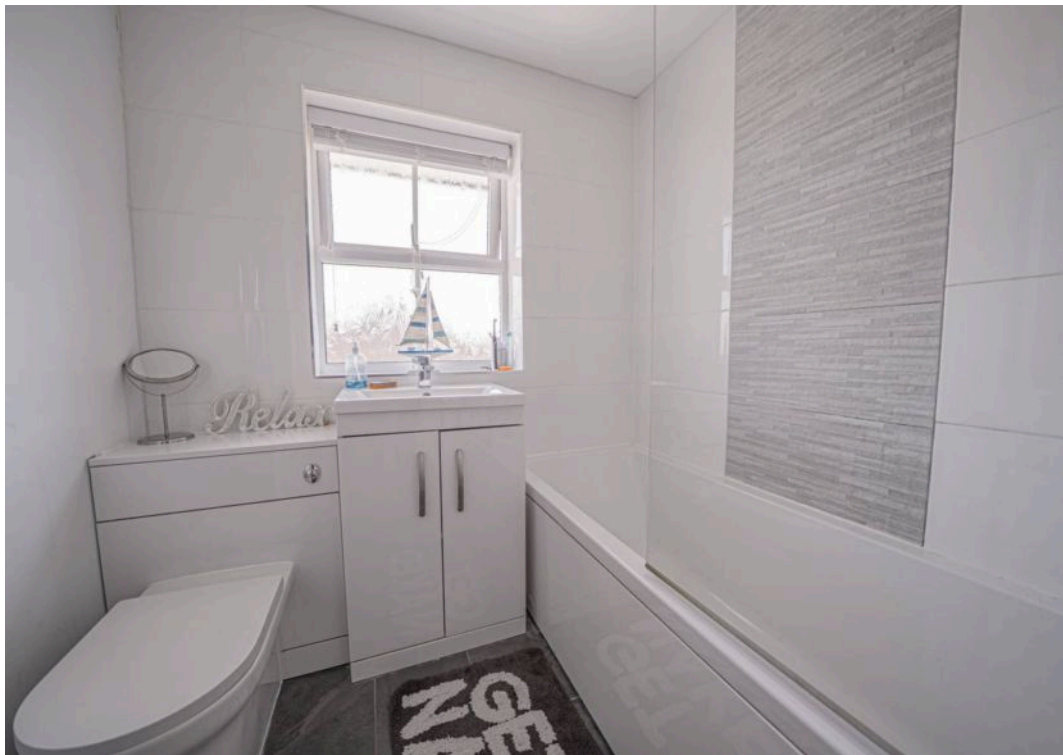
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

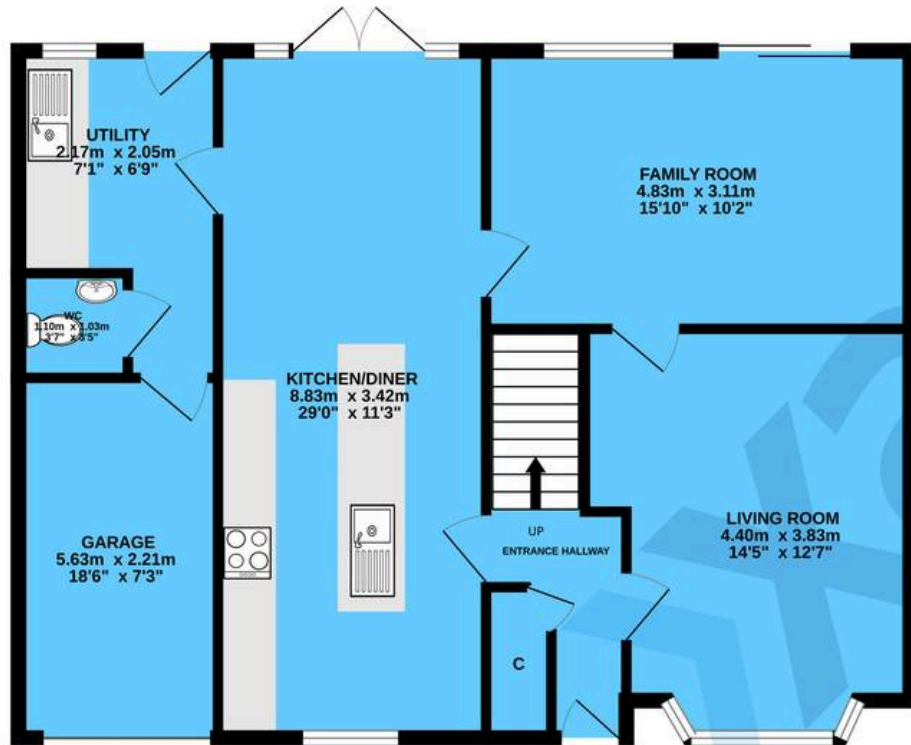
Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

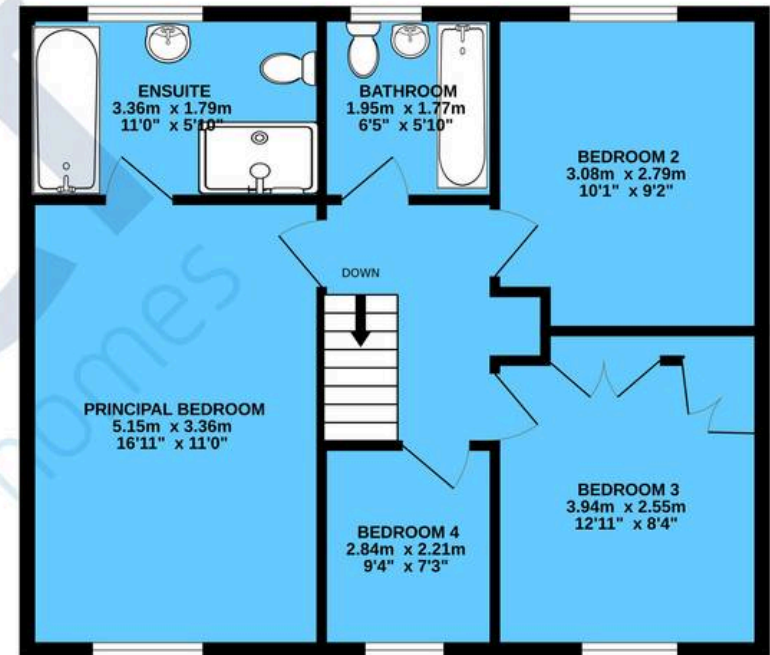
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 140.2 sq.m. (1509 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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