



**Brookvale Road, Solihull**

Guide Price £390,000







## PROPERTY OVERVIEW

Situated just a short distance from local amenities and schools, this impressive four-bedroom semi-detached family home offers spacious living in a desirable location with NO UPWARD CHAIN. Boasting a significant extension and remodelling, the property is accessed through a large entrance hallway that sets the tone for the generous accommodation within. The ground floor features a large open plan kitchen/diner with integrated appliances and stunning views of the rear garden, providing a perfect space for family meals and entertaining. The garage has been cleverly converted into a versatile room that could serve as a playroom, home office, or even an additional bedroom with an attached toilet for added convenience. Upstairs, three well-proportioned bedrooms are serviced by a family bathroom, while the loft has been converted into a large double bedroom, offering flexible living arrangements. Outside, a low maintenance rear garden and a wide driveway to the front provide ample parking, completing this exceptional family home.





## 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: D

Tenure: Freehold

- Four Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Significantly Extended & Remodeled
- Large Open Plan Kitchen / Diner
- Spacious Living Room & Versatile Playroom/Office
- Four Generously Sized Bedrooms & Family Bathroom
- Short Distance From All Local Amenities & Schools
- Low Maintenance Rear Garden







## PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

12' 7" x 11' 1" (3.84m x 3.38m)

## KITCHEN/DINER

17' 0" x 15' 3" (5.18m x 4.65m)

## SHOWER ROOM

6' 2" x 4' 11" (1.88m x 1.50m)

## PLAYROOM/OFFICE

11' 4" x 7' 7" (3.45m x 2.31m)

## FIRST FLOOR

## BEDROOM ONE

10' 8" x 10' 8" (3.25m x 3.25m)

## BEDROOM TWO

10' 7" x 8' 2" (3.23m x 2.49m)

## BEDROOM FOUR

7' 2" x 6' 0" (2.18m x 1.83m)

## BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m)

## SECOND FLOOR

## BEDROOM THREE

13' 0" x 12' 5" (3.96m x 3.78m)



**TOTAL SQUARE FOOTAGE**

123.6 sq.m (1330 sq.ft) approx.

**OUTSIDE THE PROPERTY****GARAGE/STORE****AMPLE PARKING FOR MULTIPLE VEHICLES****LOW MAINTENANCE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, curtains and light fittings and some blinds.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises).

**INFORMATION FOR POTENTIAL BUYERS**

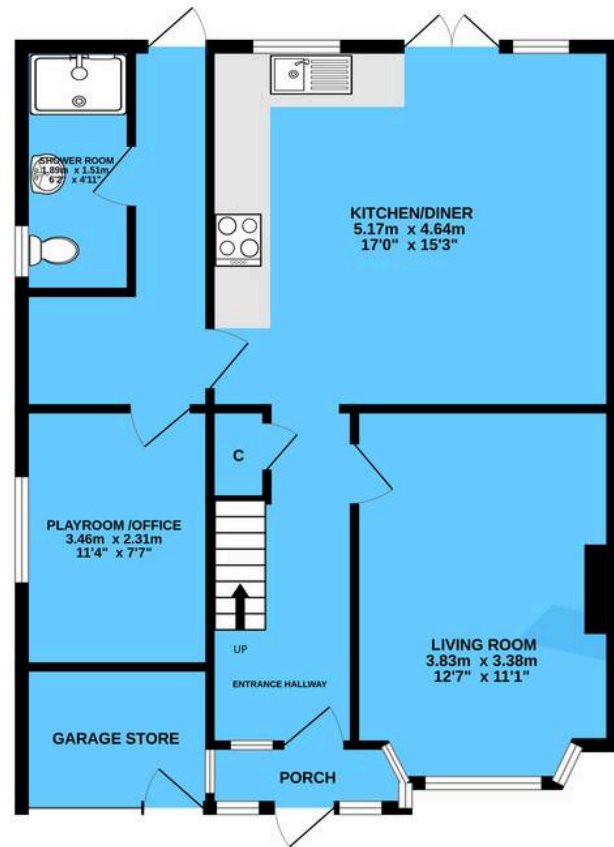
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



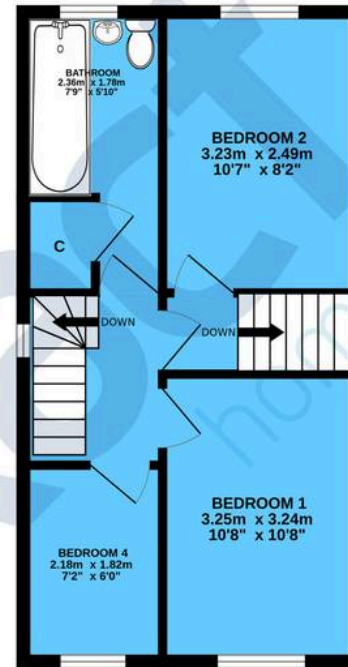




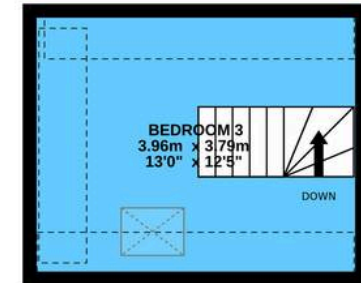
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 123.6 sq.m. (1330 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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# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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