



Brentwood Close, Solihull

Offers Over **£525,000**





PROPERTY OVERVIEW

Nestled within a quiet cul-de-sac, this significantly extended four-bedroom semi-detached house offers an opportunity to reside amidst the vibrant community while being within walking distance to Solihull Town Centre. Approaching the property, you are greeted by a large block paved driveway, providing ample parking for multiple vehicles.

Upon entering, the ground floor seamlessly flows to reveal a generously sized through lounge, boasting a feature bay window which floods the space with natural light. The fully fitted kitchen is a chef's delight, complete with modern appliances and supported by a useful utility room, making household chores a breeze. Extending from the kitchen is an expansive conservatory, a versatile space that leads out to the rear garden.



Ascending to the first floor, four well-proportioned bedrooms await, each offering a comfortable retreat for the occupants. These bedrooms are supported by a well-appointed family bathroom, ensuring convenience and functionality for the household. The property boasts a contemporary touch, complemented by stylish fixtures and fittings throughout.



Outside, the easterly facing rear garden has been recently landscaped, providing a tranquil setting to unwind or entertain guests. Imagine enjoying a morning coffee or alfresco dining in this private outdoor space, a rare find within such close proximity to the town centre.

Situated within the prestigious Tudor Grange catchment area, this property offers a prime location with easy access to reputable schools and local amenities. Residents will appreciate the short stroll to Solihull Town Centre, where an array of shops, restaurants, and recreational facilities are at their fingertips.

In summary, this property presents a rare opportunity to acquire a spacious family home in a desirable location. With its convenient proximity to Solihull Town Centre and all amenities, coupled with its ample living space and tasteful finishes, this house is sure to attract discerning buyers seeking a comfortable and stylish residence. Viewing is highly recommended to fully appreciate all that this property has to offer.

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





- Significantly Extended Four Bedroom Semi-Detached House Set Within Walking Distance To Solihull Town Centre
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- Downstairs, The Property Boasts A Large Through Lounge With Feature Bay Window To The Front, Fully Fitted Kitchen, Which Is Supported By A Useful Utility Room, & An Expansive Conservatory To The Rear
- Upstairs, The Property Boasts Four Large Bedrooms, All Of Which Are Supported By A Well Appointed Family Bathroom
- To The Rear Of The Property Is An Easterly Facing Garden Which Has Been Recently Landscaped
- Set Within The Prestigious Tudor Grange Catchment Area
- Located Walking Distance To Solihull Town Centre & All Of Solihull's Amenities



ENTRANCE HALLWAY

WC

KITCHEN

15' 11" x 10' 6" (4.85m x 3.20m)

UTILITY ROOM

7' 10" x 4' 3" (2.40m x 1.30m)

LOUNGE

23' 4" x 11' 10" (7.10m x 3.60m)

CONSERVATORY

24' 3" x 14' 5" (7.40m x 4.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 11' 0" (3.45m x 3.35m)

BEDROOM TWO

16' 3" x 8' 2" (4.95m x 2.50m)

BEDROOM THREE

14' 9" x 8' 8" (4.50m x 2.65m)

BEDROOM FOUR

12' 0" x 10' 8" (3.65m x 3.25m)

BATHROOM

7' 10" x 7' 7" (2.40m x 2.30m)

With full-size bath and separate walk-in shower.

TOTAL SQUARE FOOTAGE

158.3 sq.m (1704 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

12' 7" x 7' 10" (3.84m x 2.40m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EASTERLY FACING LANDSCAPED GARDEN



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, fridge, dishwasher, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

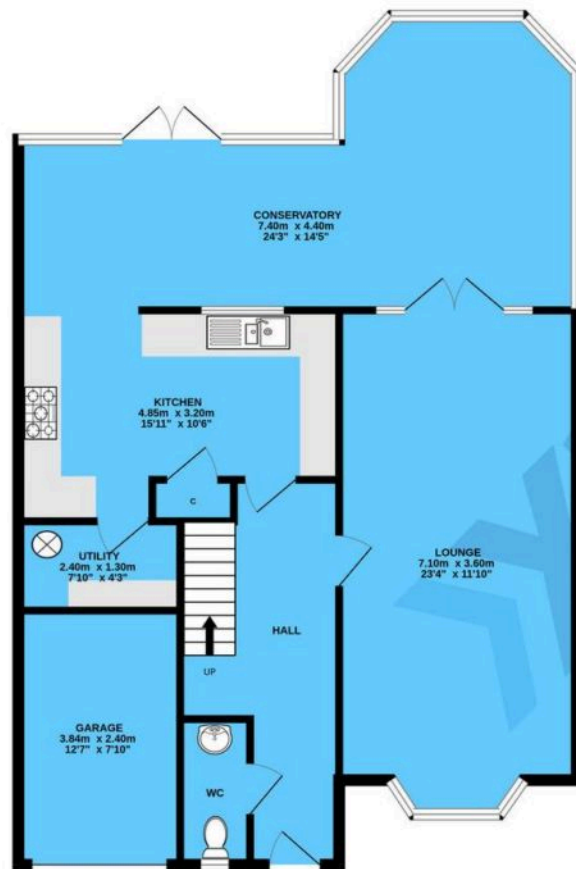
Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

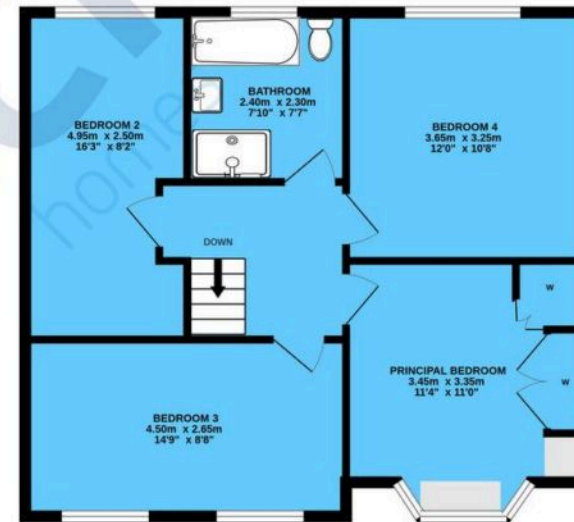
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



TOTAL FLOOR AREA: 158.3 sq.m. (1704 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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