



Whitefields Road, Solihull

Guide Price £925,000





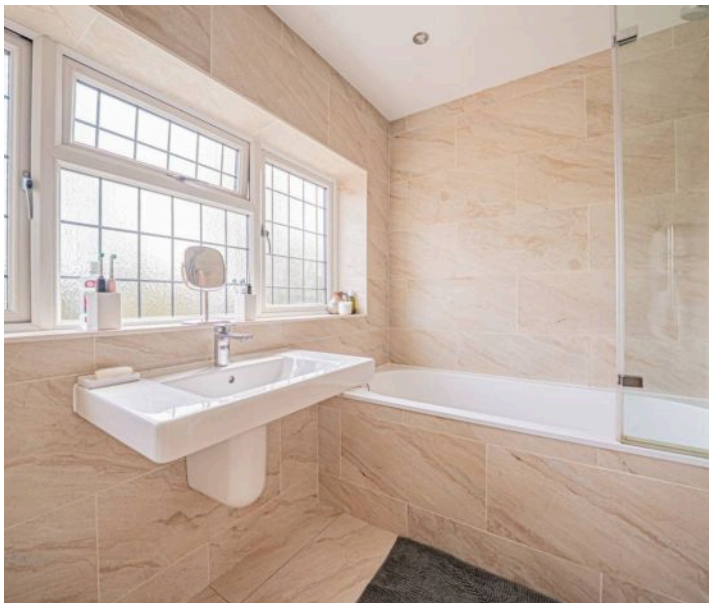
PROPERTY OVERVIEW

Introducing to the market this exceptional four-bedroom detached family home located on a sought-after road in Solihull. Boasting a tasteful extension curated by the existing owners, this property offers an exemplary living experience in a coveted location.

Upon entering, you are greeted by a grand entrance hallway that sets the tone for the rest of the home, leading you seamlessly into the heart of the property. The focal point of this residence is the striking open plan kitchen / diner / family room, which has been extensively extended to create a captivating space. Featuring a large breakfast bar, skylights that bathe the area in natural light, and a convenient utility room, this space is ideal for both everyday living and entertaining guests.

The ground floor offers three additional reception rooms, currently utilised as a living room, dining room, and a versatile home office that could easily transition into a playroom. Completing this level is a single garage and a guest cloakroom, providing practicality and convenience for modern family living.

Ascending to the first floor, you will find four bedrooms, three of which are generously proportioned doubles. The principal bedroom boasts ample fitted storage space, an ensuite for added privacy, and dual aspects that allow for abundant natural light to illuminate the room. The remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents.





Externally, the property offers a charming rear garden, meticulously landscaped with lush borders, providing a serene outdoor retreat. To the front, a manicured lawn foregarden and a wide driveway offer parking spaces for multiple vehicles, catering to the needs of the modern family.

In conclusion, this property presents a rare opportunity to own a thoughtfully extended family home in a highly desirable location. With its spacious interiors, seamless flow between living spaces, and elegant design features, this residence is sure to appeal to those seeking a harmonious blend of style and functionality in their 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: F

Tenure: Freehold





- Four Bedroom Detached Family Home
- Prime Location Within Walking Distance To Local Schools
- Tastefully Extended By The Existing Owners
- Stunning Open Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light Throughout
- Three Spacious & Versatile Reception Rooms
- Dual Aspect Principal Bedroom With Ensuite
- Delightful Rear Garden
- Large Driveway & Garage



PORCH

HALLWAY

KITCHEN

19' 4" x 10' 6" (5.90m x 3.20m)

DINER / FAMILY ROOM

26' 3" x 12' 2" (8.00m x 3.70m)

UTILITY ROOM

7' 5" x 6' 5" (2.25m x 1.95m)

LIVING ROOM

20' 4" x 10' 4" (6.20m x 3.15m)

DINING ROOM

11' 2" x 9' 8" (3.40m x 2.95m)

STUDY

12' 2" x 9' 8" (3.70m x 2.95m)

GUEST WC

FIRST FLOOR

PRINCIPAL BEDROOM

17' 5" x 15' 3" (5.30m x 4.65m)

ENSUITE

8' 10" x 5' 3" (2.70m x 1.60m)

BEDROOM TWO

11' 10" x 9' 10" (3.60m x 3.00m)

BEDROOM THREE

10' 10" x 10' 6" (3.30m x 3.20m)

BEDROOM FOUR

10' 6" x 8' 10" (3.20m x 2.70m)

FAMILY BATHROOM

9' 2" x 5' 7" (2.80m x 1.70m)



OUTSIDE THE PROPERTY

GARAGE

12' 8" x 7' 5" (3.85m x 2.25m)

TOTAL SQUARE FOOTAGE

189.5 sq.m (2040 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Neff oven, hob, extractor and microwave, Bosch fridge freezer and dishwasher, underfloor heating, garden shed, all carpets and curtains, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

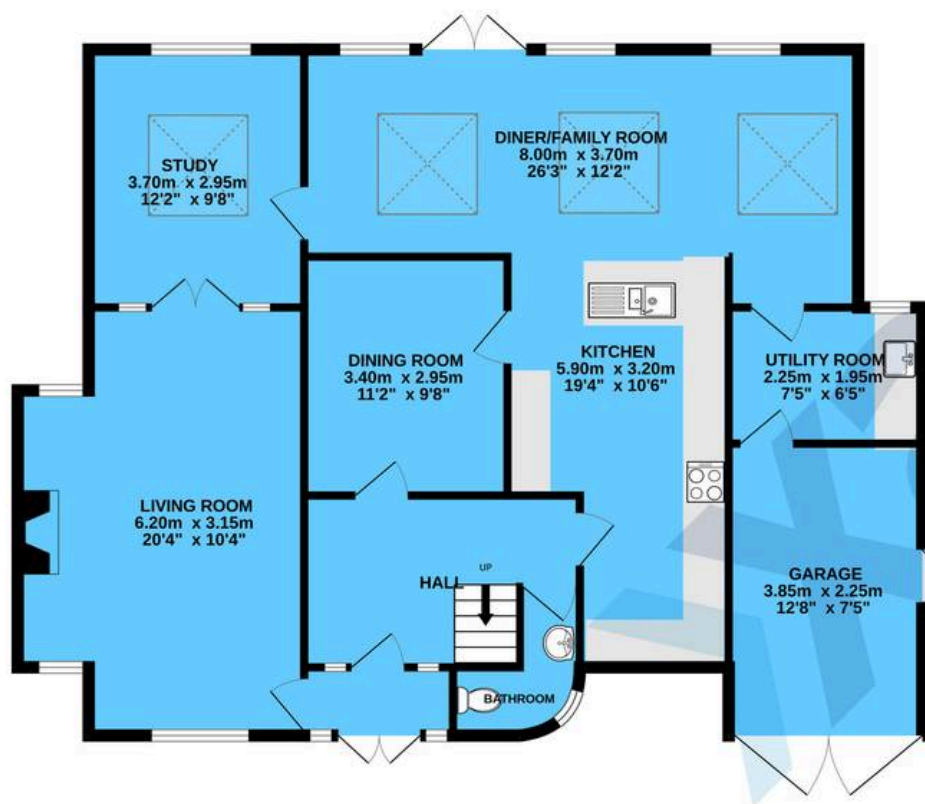
Services - water on a meter, mains electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - partially boarded.

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 : 189.5 sq.m. (2040 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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