



Littlewood Close, Solihull

Guide Price £900,000







## PROPERTY OVERVIEW

Introducing this superb five-bedroom detached family home, situated on a quiet road within a sought-after neighbourhood. Boasting a unique additional one-bedroom two-story annexe with a separate entrance, this property presents an exceptional opportunity for multi-generational families seeking spacious and versatile living accommodations. Upon entering the main house, you are greeted by a grand and welcoming entrance hallway, complete with a guest cloakroom for added convenience. The ground floor features two generously sized reception rooms, comprising a large living room and a formal dining room, both providing ample space for entertaining guests or enjoying peaceful family evenings. The heart of the main residence lies in the delightful open-plan kitchen/diner, flooded with natural light and offering a perfect setting for culinary endeavours and casual dining. A large utility room leads to a single garage, providing practical storage solutions and ease of access. Ascending to the upper level, you will find a collection of well-appointed bedrooms, including a principal bedroom with its own ensuite bathroom, providing a private retreat for the homeowners. The remaining bedrooms are serviced by a family bathroom, ensuring comfort and convenience for all residents.





Outside, the property boasts a well-maintained rear garden, adorned with flourishing shrubs, creating a tranquil outdoor oasis for relaxation and outdoor activities. Additionally, the wide driveway can accommodate multiple vehicles, ensuring ample parking space for residents and guests. The two-story annexe, with its own private entrance to the side, offers a self-contained living space with a bright kitchen boasting ample workspaces and garden views, a cosy living room with a feature fireplace, and a convenient toilet on the lower level. Upstairs, a spacious double bedroom with fitted wardrobes provides comfort and privacy, accompanied by a large bathroom featuring a walk-in shower. This property seamlessly blends comfort, practicality, and privacy, making it an ideal choice for discerning buyers seeking a versatile family home with the flexibility to accommodate multiple generations. Don't miss the opportunity to explore this exceptional residence and envision the possibilities it offers for your family's future.

#### 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







- Five Bedroom Detached With Additional One Bedroom Two Storey Annexe
- Situated On A Quiet Road And Within A Sought After Neighbourhood
- Two Generous Sized Reception Rooms
- Open Plan Kitchen/Diner
- Large Utility Room Leading To Single Garage
- Principal Bedroom With Ensuite & Family Bathroom
- Well Maintained Rear Garden
- Driveway Parking For Multiple Vehicles

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

16' 5" x 12' 2" (5.00m x 3.71m)

#### **DINING ROOM**

11' 6" x 10' 2" (3.51m x 3.10m)

#### **KITCHEN/DINER**

18' 6" x 15' 1" (5.64m x 4.60m)

#### **UTILITY ROOM**

8' 10" x 8' 2" (2.69m x 2.49m)

#### **INTEGRAL GARAGE**

17' 9" x 8' 10" (5.41m x 2.69m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

13' 1" x 10' 6" (3.99m x 3.20m)

#### **ENSUITE**

9' 10" x 3' 3" (3.00m x 0.99m)

#### **BEDROOM TWO**

16' 9" x 13' 1" (5.11m x 3.99m)



**BEDROOM THREE**

14' 9" x 9' 4" (4.50m x 2.84m)

**BEDROOM FOUR**

13' 1" x 8' 6" (3.99m x 2.59m)

**BEDROOM FIVE**

10' 6" x 7' 1" (3.20m x 2.16m)

**BATHROOM**

9' 10" x 5' 7" (3.00m x 1.70m)

**ANNEXE****LIVING ROOM**

14' 9" x 11' 4" (4.50m x 3.45m)

**KITCHEN**

11' 4" x 9' 10" (3.45m x 3.00m)

**WC****FIRST FLOOR****BEDROOM**

17' 9" x 11' 4" (5.41m x 3.45m)

**BATHROOM**

11' 4" x 9' 10" (3.45m x 3.00m)

**TOTAL SQUARE FOOTAGE**

227.8 sq.m (2452 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WELL MAINTAINED REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, solar panels, garden shed, greenhouse, electric garage door, all carpets, curtains and blinds, some light fittings, car charging point (fitted 13 years ago) and fitted wardrobes in four bedrooms.

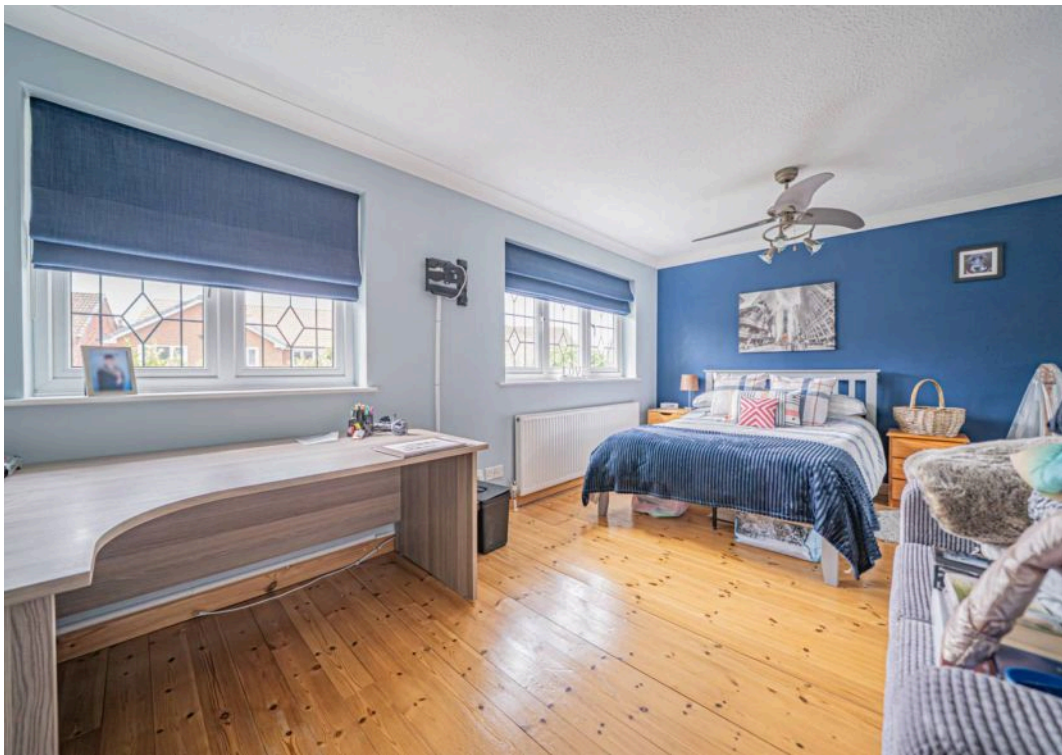
### **ADDITIONAL INFORMATION**

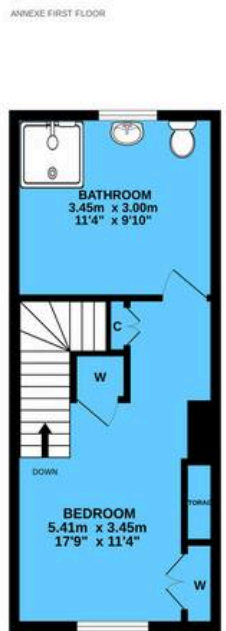
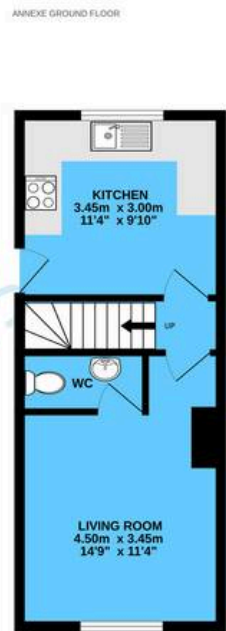
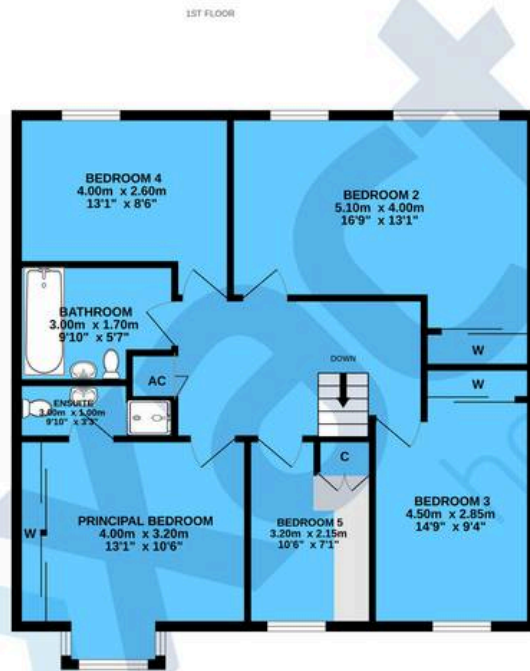
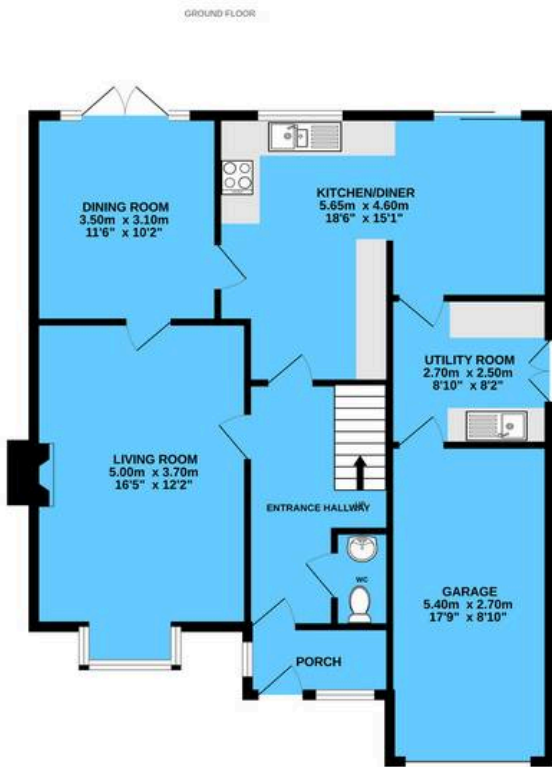
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

### **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.







TOTAL FLOOR AREA : 227.8 sq.m. (2452 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

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