



Ashleigh Road, Solihull  
£949,500







## PROPERTY OVERVIEW

Nestled in the heart of Solihull, within a conservation area and on a prestigious road, this stunning five-bedroom semi-detached family home embodies timeless elegance and modern functionality. Boasting a prime location just moments away from all local amenities and Solihull School, this property offers the ideal blend of convenience and luxury living. Approached through an expansive driveway providing ample parking for multiple vehicles, this traditional home exudes charm and character. The property has undergone a comprehensive refurbishment, ensuring a seamless fusion of classic features with contemporary finishes. Upon entering, you are welcomed by a spacious entrance hallway offering abundant storage space. The heart of the home unfolds into a spectacular open-plan kitchen and dining area, flooded with natural light and extended to create the ultimate living space. The kitchen features a large central island, ample work surfaces, high-end appliances and original quarry tile pantry. The dining area offers panoramic views of the rear garden, with bi-fold doors leading out to a sizeable patio seating area.







Two versatile reception rooms on the ground floor provide ample space for relaxation and entertainment. The large sitting room boasts a stunning feature fireplace, while the dual-aspect living room opens out to a charming courtyard through double doors. A convenient shower room completes the ground floor layout. Ascending to the first floor, you will find four generously sized double bedrooms. The principal bedroom is a luxurious retreat, featuring an ensuite bathroom. The remaining bedrooms are serviced by a well-appointed family bathroom. The second floor presents a spacious bedroom with ensuite facilities and a store room, offering flexibility for use as a home office or additional playroom. Outside, the property showcases a meticulously landscaped rear garden with a large patio seating area, ideal for outdoor gatherings and al fresco dining. The courtyard area includes a store room, garden toilet, and a detached garage, providing ample storage and convenience. In summary, this immaculately presented family home offers a harmonious blend of traditional elegance and contemporary living. With its enviable location, refined interiors, and impressive outdoor space, this property presents a rare opportunity to embrace a lifestyle of luxury and comfort in the heart of Solihull. Schedule a viewing today to experience the epitome of sophisticated living firsthand.





## 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: G

Tenure: Freehold

- Stunning Five Bedroom Traditional Semi-Detached Family Home
- Walking Distance To Town Centre & Solihull School & Less Than Five Minutes Walk To Mainline Station To London & Birmingham
- Recently Refurbished To An Exceptional Standard Throughout
- Full Of Character & Charm
- Impressive Open Plan Kitchen / Diner
- Two Large Reception Rooms
- Abundance Of Natural Light Throughout
- Five Double Bedrooms
- Family Bathroom, Two Ensuites & A Shower Room
- Delightful Rear Garden & Detached Garage





#### **ENTRANCE HALLWAY**

#### **SHOWER ROOM**

#### **SITTING ROOM**

16' 9" x 13' 3" (5.11m x 4.04m)

#### **LIVING ROOM**

19' 8" x 10' 8" (5.99m x 3.25m)

#### **KITCHEN**

17' 11" x 16' 5" (5.46m x 5.00m)

#### **DINING AREA**

16' 5" x 8' 8" (5.00m x 2.64m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

16' 11" x 13' 3" (5.16m x 4.04m)

#### **ENSUITE**

7' 7" x 3' 11" (2.31m x 1.19m)

#### **BEDROOM TWO**

16' 11" x 14' 5" (5.16m x 4.39m)

#### **BEDROOM THREE**

13' 3" x 11' 2" (4.04m x 3.40m)

#### **BEDROOM FOUR**

11' 10" x 10' 10" (3.61m x 3.30m)

#### **BATHROOM**

7' 7" x 5' 11" (2.31m x 1.80m)





## SECOND FLOOR

### BEDROOM FIVE

16' 11" x 11' 6" (5.16m x 3.51m)

### ENSUITE

8' 2" x 7' 10" (2.49m x 2.39m)

### STORAGE

### OUTSIDE THE PROPERTY

### COURTYARD

Sheltered sun trap with original pavers.

### GARDEN TOILET

Original garden toilet.

### STORE

### GARAGE

14' 9" x 9' 10" (4.50m x 3.00m)

### TOTAL SQUARE FOOTAGE

243.1 sq.m (2617 sq.ft) approx.

### DRIVEWAY PARKING FOR MULTIPLE VEHICLES

### LANDSCAPED GARDEN WITH PATIO SEATING AREA





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

Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed and car charging point (fitted 2022).

#### **ADDITIONAL INFORMATION**

Services – mains water, gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded. Additional information – high efficiency gas system boiler with large unvented / pressurised hot water tank (designed to be a hybrid system which allows to have an air sourced heat pump added in the future). Vendors have added a new central heating system, had the roof insulated to latest building regulations and upgraded electrics.

#### **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.



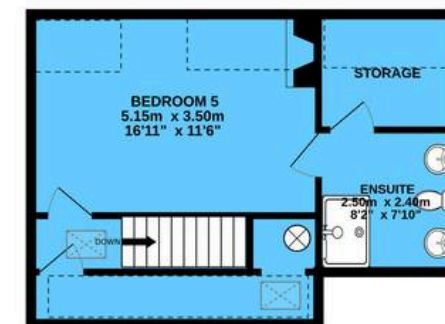
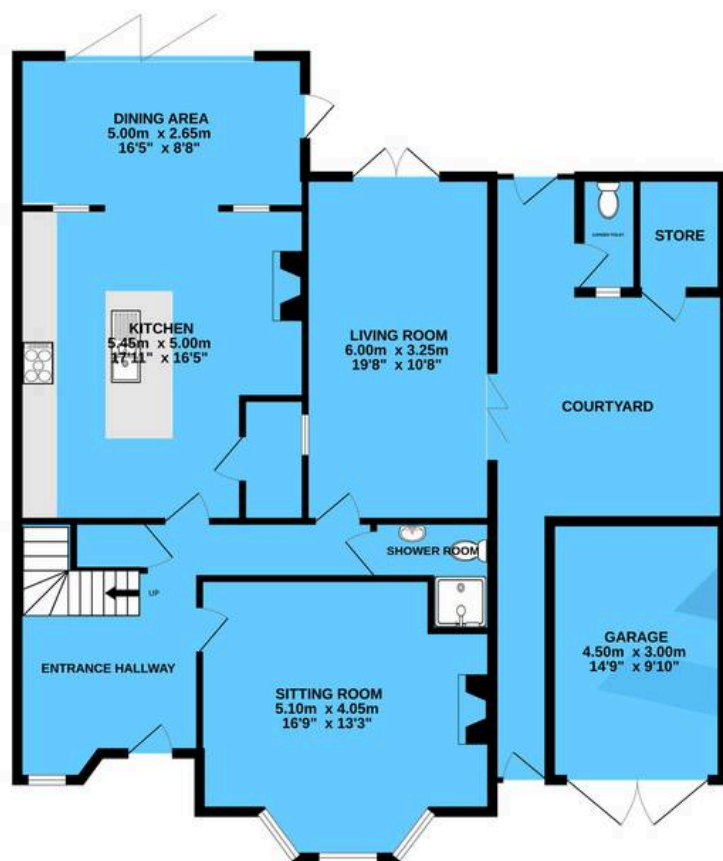




GROUND FLOOR

1ST FLOOR

2ND FLOOR



TOTAL FLOOR AREA : 243.1 sq.m. (2617 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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