



**Links Drive, Solihull**

Guide Price £625,000





## PROPERTY OVERVIEW

Nestled in the heart of the sought-after area of Solihull, this delightful four-bedroom detached family home presents a rare opportunity for those seeking a tranquil living space in a desirable location. Boasting a desirable NO UPWARD CHAIN status, this property offers both immediate occupation and the potential for further development, subject to obtaining the necessary planning consents. Upon entering, you are greeted by a spacious entrance hallway, leading to two generously proportioned reception rooms. The living room overlooks the rear garden, offering a serene space to relax and unwind, while the adjoining dining room welcomes an abundance of natural light, making it an ideal setting for formal entertaining. The open plan kitchen/diner, which has been thoughtfully extended, features ample work surfaces and provides the perfect hub for family gatherings. Completing the ground floor is a practical utility room, leading to an integral garage, and a convenient guest cloakroom. On the first floor, the property houses four well-appointed bedrooms. The large doubles are complemented by built-in storage solutions, while the versatile single bedroom offers potential for use as a home office, catering to the varying needs of modern family life. A large family bathroom serves all bedrooms, ensuring convenience and comfort for all residents.



Externally, a well-maintained south-facing rear garden offers a private outdoor oasis, providing an ideal space for alfresco dining and relaxation. A driveway to the front of the property provides ample parking for multiple vehicles, ensuring both convenience and security for the homeowner and a covered side passage allows access to the rear garden.

#### 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
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Two Spacious Reception Rooms
- Open Plan Kitchen / Diner
- Four Generously Sized Bedrooms
- Large Family Bathroom
- Double Garage



## PORCH

## HALLWAY

## LIVING ROOM

16' 2" x 12' 0" (4.94m x 3.65m)

## DINING ROOM

13' 11" x 12' 0" (4.24m x 3.66m)

## KITCHEN/DINER

## KITCHEN AREA

12' 1" x 7' 1" (3.69m x 2.16m)

## DINING AREA

12' 1" x 8' 0" (3.68m x 2.43m)

## WC

6' 10" x 4' 1" (2.08m x 1.24m)

## UTILITY

## FIRST FLOOR

## BEDROOM ONE

14' 6" x 12' 0" (4.41m x 3.67m)

## BEDROOM TWO

9' 5" x 6' 11" (2.88m x 2.10m)

## BEDROOM THREE

13' 1" x 10' 11" (3.99m x 3.32m)

## BEDROOM FOUR

9' 5" x 6' 11" (2.88m x 2.10m)

## FAMILY BATHROOM

12' 3" x 5' 8" (3.74m x 1.73m)

**DOUBLE GARAGE**

19' 4" x 12' 6" (5.90m x 3.82m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 183.3 sq.m. = 1978 sq.ft. approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING****LARGE MATURE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Oven, hob, extractor, microwave, fridge, dishwasher and tumble dryer, all carpets, curtains, blinds and light fittings, electric garage door, fitted wardrobes in all bedrooms.

**ADDITIONAL INFORMATION**

Services - mains gas, electricity and water on a meter.

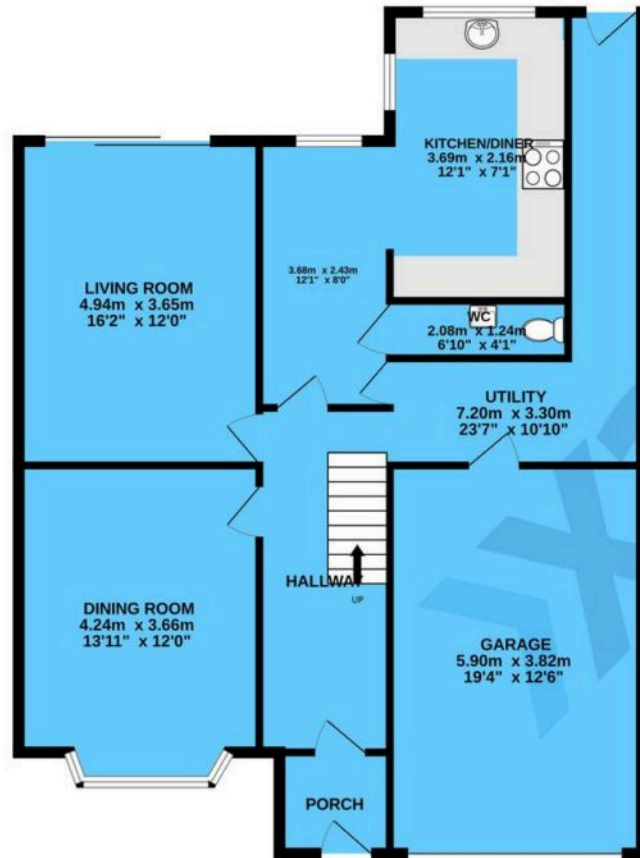
Loft - boarded and insulated with ladder and lighting.

**INFORMATION FOR POTENTIAL BUYERS**

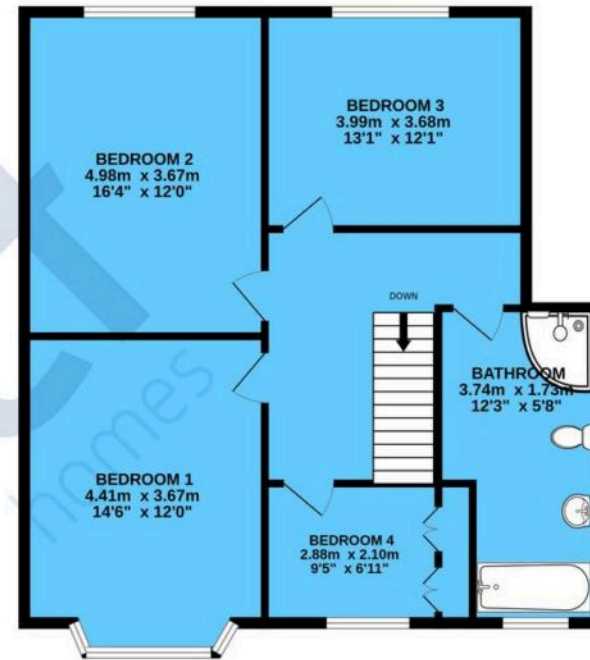
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 183.8 sq.m. (1978 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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