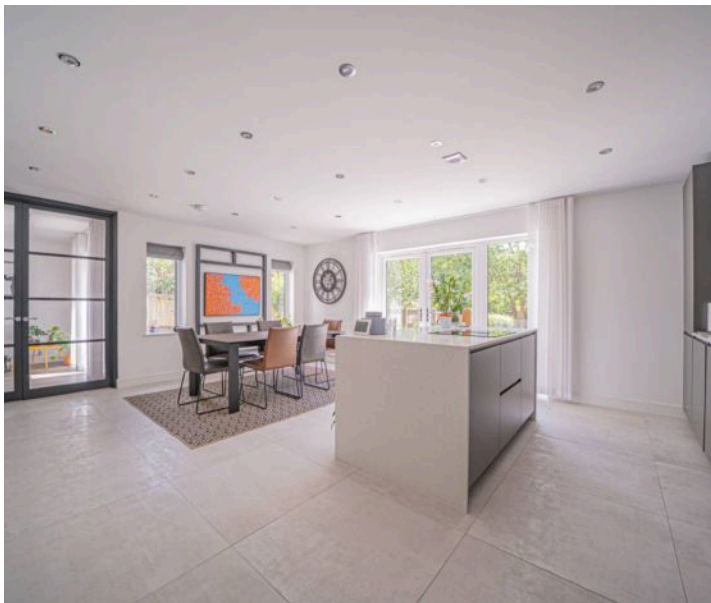




New Road, Solihull

Guide Price £950,000





PROPERTY OVERVIEW

Introducing a rare and luxurious opportunity to own a stunning four-bedroom semi-detached property nestled in the prestigious locale of Solihull. Boasting a prime position just moments away from Solihull School and the vibrant high street, this exquisite residence has been meticulously extended and refurbished to the highest of standards, ensuring a seamless blend of contemporary design and timeless elegance. Upon entering the property, you are greeted by a striking entrance hallway that elegantly connects all ground floor living spaces. The heart of this home is a magnificent open-plan kitchen/diner flooded with natural light, complete with double doors leading out to the rear garden. Adjacent to the kitchen lies a spacious pantry and a convenient utility room, offering both practicality and style. The expansive living room provides ample space for relaxation and entertainment, while a versatile home office/gym offers flexibility for modern living. A downstairs shower room adds further convenience to this impeccable abode and allows the opportunity for single level living for multi-generational families.



Ascending the stairs, you will discover four generously proportioned bedrooms, each exuding comfort and sophistication. The large principal bedroom features a dressing area and a lavishly appointed en-suite bathroom, providing a sanctuary of tranquillity. Bedroom two benefits from its own en-suite, while a Jack & Jill bathroom serves the remaining bedrooms, catering to the needs of the entire household. Outside, a delightful rear garden offers a private retreat for outdoor enjoyment. To the front of the property, an expansive driveway provides parking for multiple vehicles, enhancing the practicality of this exceptional home. With the added benefit of no upward chain, this property presents a rare opportunity to acquire a luxury residence in a sought-after location. An ideal haven for those seeking refined living in a prime setting, this home epitomises sophistication and elegance at its finest. Don't miss your chance to own this extraordinary piece of real estate.

- Stunning Four Bedroom Semi-Detached Family Home
- Significantly Extended & Finished To A High Specification Throughout
- NO UPWARD CHAIN
- Walking Distance To Solihull School
- Open Plan Kitchen / Diner With Utility
- Large Living Room & Home / Office / Gym
- Downstairs Shower Room Catering For Multi-Generational Families
- Four Large Double Bedrooms
- Family Bathroom & Two En-Suites
- Beautiful 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: E

Tenure: Freehold

ENTRANCE HALLWAY

LIVING ROOM

21' 5" x 11' 4" (6.53m x 3.45m)

HOME/OFFICE/GYM

11' 4" x 10' 8" (3.45m x 3.25m)

KITCHEN/DINER

20' 8" x 18' 3" (6.30m x 5.56m)

PANTRY

UTILITY

9' 9" x 8' 8" (2.97m x 2.64m)

SHOWER ROOM

9' 10" x 6' 0" (3.00m x 1.83m)



FIRST FLOOR

PRINCIPAL BEDROOM

20' 9" x 9' 7" (6.32m x 2.92m)

ENSUITE

9' 11" x 5' 9" (3.02m x 1.75m)

BEDROOM TWO

12' 8" x 10' 0" (3.86m x 3.05m)

ENSUITE

9' 9" x 4' 9" (2.97m x 1.45m)

BEDROOM THREE

14' 2" x 11' 4" (4.32m x 3.45m)

JACK 'N' JILL BATHROOM

11' 4" x 5' 9" (3.45m x 1.75m)

BEDROOM FOUR

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

TOTAL SQUARE FOOTAGE

216.2 sq.m (2327 sq.ft) approx.

OUTSIDE THE PROPERTY

DELIGHTFUL REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, tumble dryer, underfloor heating, all carpets, curtains, blinds and light fittings 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.

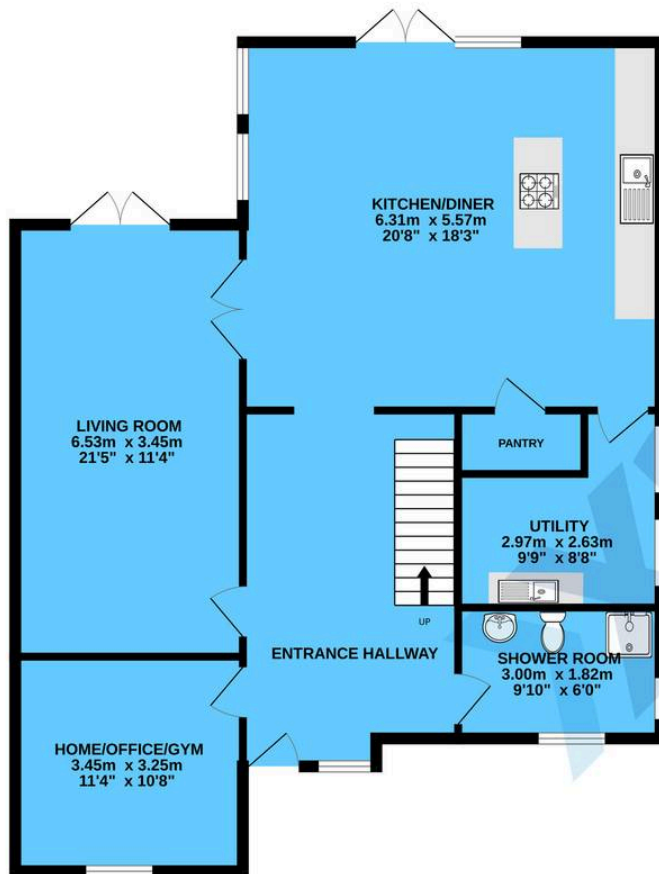
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

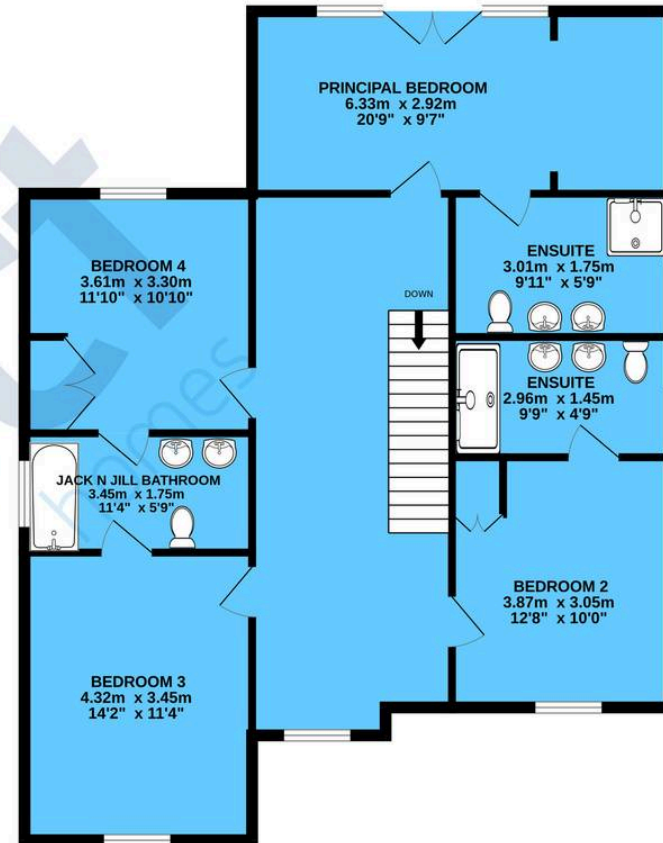
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 216.2 sq.m. (2327 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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