



Tait Croft, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

Presenting a significantly extended four-bedroom detached family home nestled on a tranquil cul-de-sac. This property offers a harmonious blend of comfort and style. Boasting a prime location mere moments away from a plethora of amenities and reputable schools, this residence epitomises convenient living at its finest.

Upon entry, you are greeted by an inviting entrance hallway. The ground floor hosts two reception rooms, including a spacious living room and a superb open-plan living and dining room flooded with natural light through a skylight and double doors.

Conducive to modern living, this abode features a versatile home office or playroom, catering to the diverse needs of its occupants. The large kitchen, replete with integrated appliances and ample work surfaces, is a hub of culinary creativity. Additional conveniences on this level include a utility room and a well-appointed downstairs shower room.

Ascending the stairs, you will find four generously proportioned double bedrooms, each offering a peaceful retreat for rest and relaxation. These rooms are impeccably serviced by a family bathroom, promising convenience and comfort for the whole household.





Tucked away outside is a meticulously maintained south-facing rear garden, providing a private sanctuary for outdoor enjoyment. A highlight of this exterior space is the large garden room, offering versatility as a home office, playroom, or storage area, catering to various lifestyle needs.

In summary, this property is the epitome of contemporary family living, exuding practicality, comfort, and style in equal measure. With its enviable location, well-appointed living spaces, and charming garden retreat, this residence presents an unparalleled opportunity to create cherished memories in a place to call 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
- Set On A Quiet Cul-De-Sac
- Close-Knit Community
- Great Location Just A Short Distance To Local Schools
- Significantly Extended & Remodeled With Potential To Extend Further (STTP)
- Previously Approved Planning For Two Further Bedrooms Above Single Storey Extension
- Stunning Open Plan Living / Dining Room
- Abundance Of Natural Light Throughout
- Low Maintenance Rear Garden With Large Multi-Purpose Garden Room
- Wide Driveway For Multiple Vehicles



ENTRANCE PORCH

ENTRANCE HALLWAY

HOME OFFICE / PLAYROOM

8' 2" x 8' 0" (2.49m x 2.45m)

LIVING ROOM

24' 8" x 15' 1" (7.53m x 4.60m)

KITCHEN

16' 1" x 10' 8" (4.90m x 3.26m)

LIVING / DINING ROOM

24' 11" x 16' 1" (7.60m x 4.91m)

UTILITY ROOM

7' 11" x 3' 3" (2.42m x 0.98m)

SHOWER ROOM

7' 10" x 4' 4" (2.40m x 1.33m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 3" x 12' 2" (4.95m x 3.71m)

BEDROOM TWO

24' 8" x 7' 10" (7.51m x 2.38m)

BEDROOM THREE

8' 8" x 8' 1" (2.63m x 2.47m)

BEDROOM FOUR

8' 11" x 7' 3" (2.71m x 2.20m)

BATHROOM

6' 3" x 5' 9" (1.91m x 1.74m)

TOTAL SQUARE FOOTAGE

176.7 sq.m (1902 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR THREE VEHICLES

SOUTH FACING GARDEN

GARDEN ROOM

21' 0" x 11' 2" (6.40m x 3.40m)



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all curtains, all blinds, all light fittings, underfloor heating, CCTV and garden shed.

ADDITIONAL INFORMATION

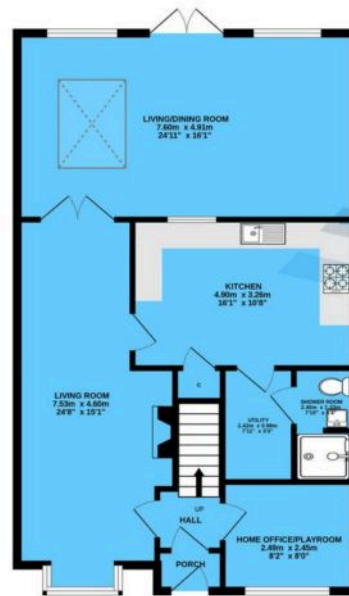
Services – direct mains water, sewers and electricity.
Broadband – FTTC (fibre to the cabinet). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

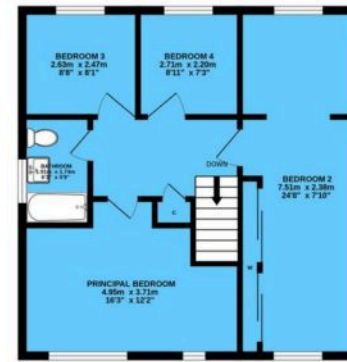
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 176.7 sq.m. (1902 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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