



Tibberton Close, Solihull

Guide Price £575,000





PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac, this beautifully presented four-bedroom detached family home stands as a beacon of comfort and modern living. The property's prime location offers unparalleled convenience, with local amenities and schools just a stone's throw away, ideal for families seeking ease in their daily routines. Upon entering, a welcoming hallway sets the tone for the spacious interiors that await within. To the front, a generously proportioned living area provides a perfect retreat for relaxation and entertainment. The heart of the home lies in the delightful open plan kitchen/diner, a sunlit haven that connects seamlessly to a large conservatory, inviting the outdoors in and creating a space perfect for gatherings. Adjacent to the kitchen, a practical utility room, complete with a guest toilet, ensures convenience in daily tasks. The property also boasts the potential for extension, subject to planning permissions, offering the opportunity to further tailor the space to suit individual needs and preferences. Upstairs, four well-appointed bedrooms provide peaceful retreats, each offering ample space and natural light. The principal bedroom is a sanctuary in itself, featuring fitted storage and an en-suite for added privacy and comfort, while the remaining bedrooms are serviced by a well-appointed family bathroom.





The allure of this property extends beyond the interior, with a well-maintained rear garden that faces south-easterly. A patio seating area provides the perfect spot for al fresco dining or relaxation, while a large garden room offers versatility, serving as a potential home office or additional recreational space, catering to a variety of lifestyle needs. In conclusion, this property presents a rare opportunity to embrace a harmonious blend of comfort, convenience, and potential for further enhancement. With its desirable location, thoughtfully designed interiors, and scope for expansion, this family home stands as a testament to modern living at its finest. Book a viewing today to experience the charm and possibilities this property has to offer.

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





- Four Bedroom Detached
- Peaceful Cul-de-sac
- Generous Living Room
- Kitchen/Diner
- Large Conservatory
- Potential For Extension (STPP)
- Four Well Appointed Bedrooms (Principal Bedroom With Ensuite)
- Well Maintained Rear Garden With Patio Seating Area
- Garage & Driveway Parking For Multiple Vehicles
- Large Office/Summerhouse With Electricity & Underfloor Heating

HALLWAY

LIVING ROOM

12' 9" x 11' 0" (3.89m x 3.35m)

KITCHEN/DINER

17' 7" x 10' 4" (5.36m x 3.15m)

CONSERVATORY

11' 6" x 10' 5" (3.51m x 3.18m)

UTILITY ROOM

8' 2" x 6' 2" (2.49m x 1.88m)

WC

8' 2" x 2' 10" (2.49m x 0.86m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 3" x 11' 2" (3.73m x 3.40m)

ENSUITE

7' 1" x 5' 5" (2.16m x 1.65m)

BEDROOM TWO

11' 2" x 7' 10" (3.40m x 2.39m)

BEDROOM THREE

9' 5" x 8' 2" (2.87m x 2.49m)

**BEDROOM FOUR**

9' 2" x 7' 10" (2.79m x 2.39m)

BATHROOM

8' 2" x 6' 4" (2.49m x 1.93m)

OUTSIDE THE PROPERTY**GARAGE**

16' 7" x 8' 3" (5.05m x 2.51m)

TOTAL SQUARE FOOTAGE

141.9 sq.m (1527 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**WELL MAINTAINED REAR GARDEN****LARGE OFFICE/SUMMERHOUSE**

12' 8" x 9' 8" (3.86m x 2.95m)

PATIO SEATING AREA**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, ceiling fans, burglar alarm and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - cable/fibre is available. Loft space - part 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.

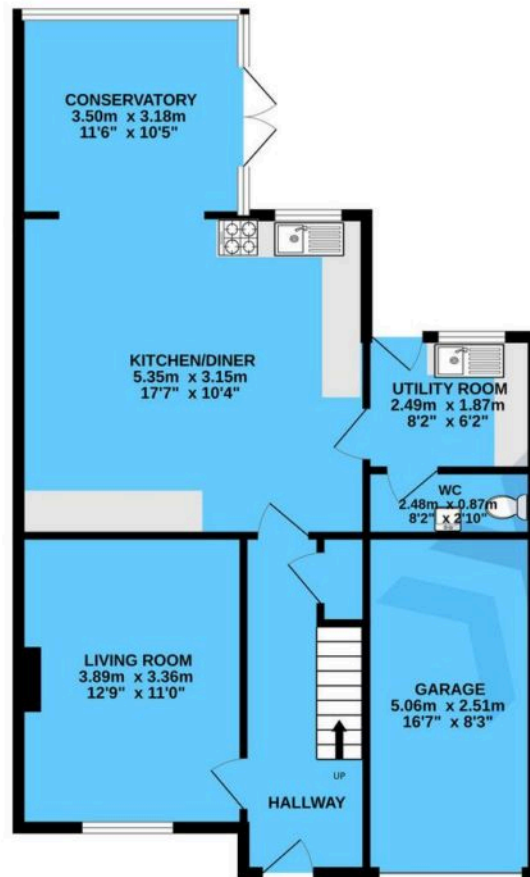
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

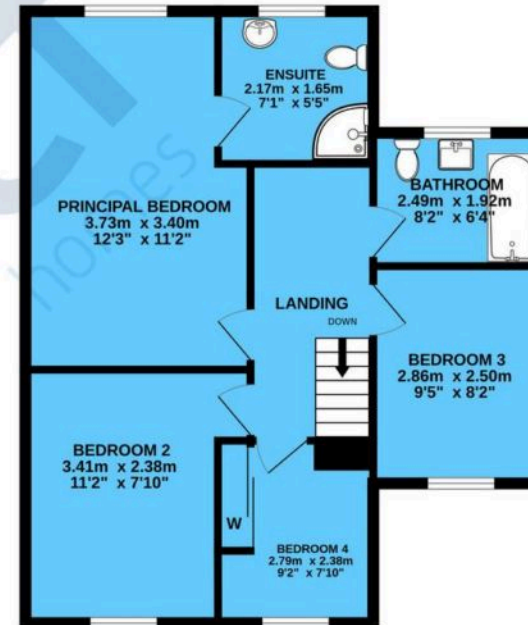
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 141.9 sq.m. (1527 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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