



Compton Close, Solihull

Offers Over £650,000





PROPERTY OVERVIEW

Positioned in a peaceful cul-de-sac on an enviable plot, this four-bedroom detached family home presents an exceptional opportunity for those seeking a property with scope for expansion and redevelopment, subject to the necessary planning permissions. The accommodation is versatile and well-arranged, offering potential for customisation to suit individual requirements. Upon entering, a generously proportioned hallway leads to a living room and a separate dining room, both offering ample space for entertaining. The dining room connects seamlessly to a conservatory, providing a tranquil space with picturesque views of the rear garden. The well-equipped breakfast kitchen boasts a practical layout and showcases views of the outdoor space, creating a pleasant environment for culinary activities. Completing the ground floor layout is a guest cloakroom, a utility area, and an integral single garage, providing convenience and practicality for daily living needs. Upstairs, the property features four generously sized bedrooms, each benefiting from fitted storage solutions, offering ample space for personal belongings. These bedrooms are conveniently serviced by a family bathroom, ensuring comfort and convenience for all residents.





Enhancing the appeal of this property is the meticulously maintained easterly facing rear garden, featuring a large patio area and an array of well-established shrubs, creating a peaceful retreat ideal for outdoor relaxation. The front of the property is equally well-presented, with a driveway providing parking for multiple vehicles and leading to both an integral and a detached garage, offering ample parking and storage options. This rare opportunity to acquire a property in such a desirable location with excellent potential for improvement should not be overlooked. With its convenient yet peaceful setting, spacious accommodation, and well-maintained outdoor space, this property is sure to appeal to those seeking a family home with room to grow and personalise.

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





- Delightful Four Bedroom Detached Family Home
- Quiet Cul-De-Sac Location Set On An Envable Plot
- Scope For Extension Subject To Planning Permission
- Two Large Reception Rooms & Conservatory
- Spacious Breakfast Kitchen
- Four Double Bedrooms & Family Bathroom
- Beautiful Easterly Facing Rear Garden
- Integral & Detached Garages

HALLWAY

WC

LIVING ROOM

14' 11" x 11' 11" (4.55m x 3.63m)

DINING ROOM

12' 11" x 11' 11" (3.94m x 3.63m)

CONSERVATORY

12' 6" x 12' 2" (3.81m x 3.71m)

BREAKFAST KITCHEN

17' 2" x 9' 0" (5.23m x 2.74m)

INTEGRAL GARAGE

17' 4" x 8' 6" (5.28m x 2.59m)

FIRST FLOOR

BEDROOM ONE

14' 2" x 11' 11" (4.32m x 3.63m)

BEDROOM TWO

11' 11" x 11' 7" (3.63m x 3.53m)

BEDROOM THREE

14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM FOUR

11' 9" x 8' 8" (3.58m x 2.64m)

BATHROOM

8' 2" x 7' 9" (2.49m x 2.36m)



OUTSIDE THE PROPERTY

DETACHED GARAGE

17' 2" x 9' 1" (5.23m x 2.77m)

TOTAL SQUARE FOOTAGE

177.5 sq.m (1911 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

METICULOUSLY MAINTAINED REAR GARDEN

LARGE PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, garden shed, greenhouse, electric garage door and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

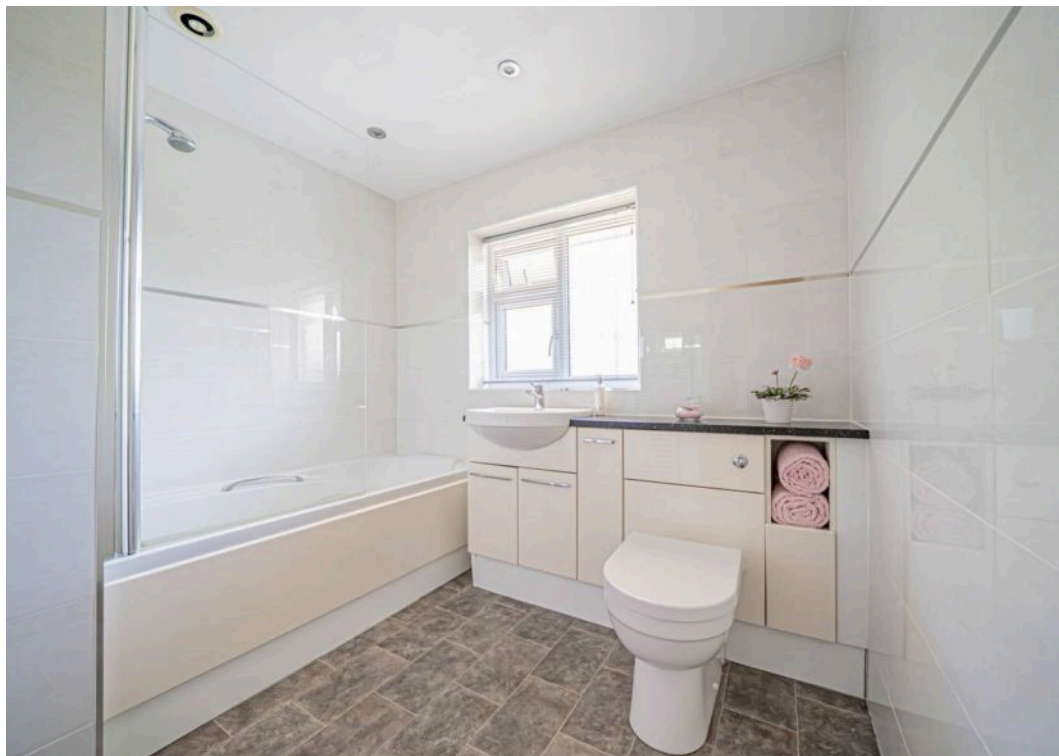
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



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.

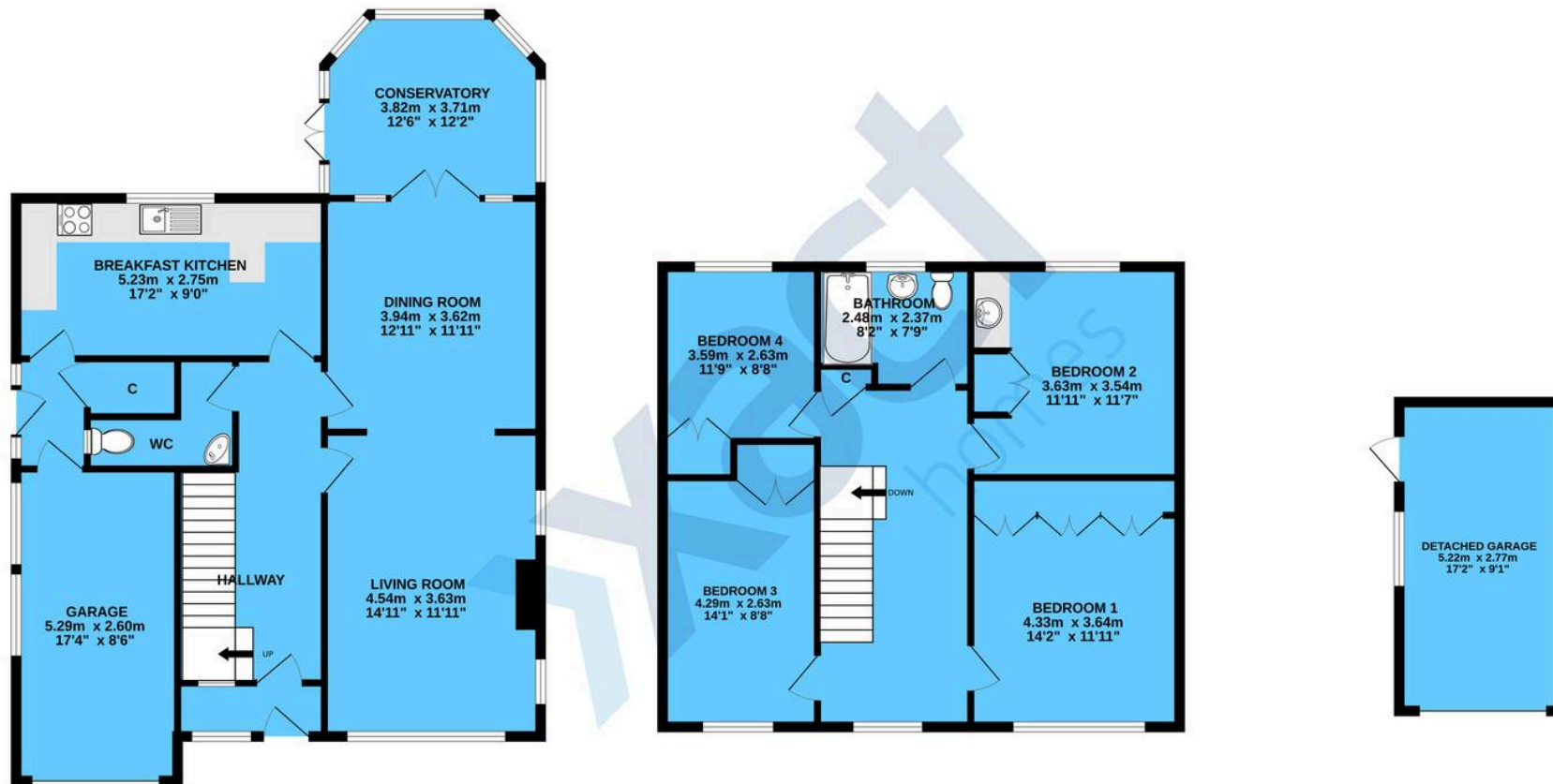
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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

GARAGE



TOTAL FLOOR AREA : 177.5 sq.m. (1911 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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