



Ravenswood Drive, Solihull

Guide Price **£550,000**





PROPERTY OVERVIEW

Immaculately presented, this four-bedroom link detached family home has been significantly and thoughtfully extended by the existing owners, creating a delightful residence for modern living. Located on a quiet road and within easy walking distance to all local schools, this property is perfect for families. Upon entry, you are greeted by a spacious entrance hallway leading to a large living room. The heart of this home is the open plan kitchen / dining room / family room with separate utility and downstairs WC. This versatile living space has been extended to provide ample work surfaces and storage, ideal for entertaining guests or enjoying family meals.

Upstairs, the property boasts four well-proportioned bedrooms which are serviced by a family bathroom and additional shower room, offering comfort and convenience for the whole household. Outside, a beautifully maintained south facing rear garden provides a serene retreat, perfect for outdoor relaxation and al fresco dining. The property also benefits from a driveway and garage (with an electric roller door) to the front, providing parking for multiple vehicles. With its ideal location, generous living spaces, and well-maintained outdoor areas, this property offers a perfect blend of comfort, style, and convenience for the discerning buyer seeking a family home that ticks all the boxes.





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 Link Detached Family Home
- Walking Distance To All Local Schools
- Significantly & Thoughtfully Extended
- Spacious Living Room
- Large Open Plan Kitchen / Dining & Family Room
- Four Generously Sized Bedrooms
- Family Bathroom & Shower Room
- South Facing Rear Garden
- Driveway & Garage Parking





ENTRANCE HALLWAY

LIVING ROOM

14' 6" x 13' 9" (4.42m x 4.19m)

KITCHEN/DINING & FAMILY ROOM

21' 0" x 17' 9" (6.40m x 5.41m)

UTILITY ROOM

11' 0" x 8' 9" (3.35m x 2.67m)

WC

INTEGRAL GARAGE

18' 3" x 9' 0" (5.56m x 2.74m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 3" x 11' 4" (4.34m x 3.45m)

SHOWER ROOM

7' 6" x 5' 2" (2.29m x 1.57m)

BEDROOM TWO

15' 10" x 7' 7" (4.83m x 2.31m)

BEDROOM THREE

11' 7" x 9' 9" (3.53m x 2.97m)

BEDROOM FOUR

8' 6" x 7' 9" (2.59m x 2.36m)

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m)

TOTAL SQUARE FOOTAGE

151.5 sq.m (1631 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, electric garage door, all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

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

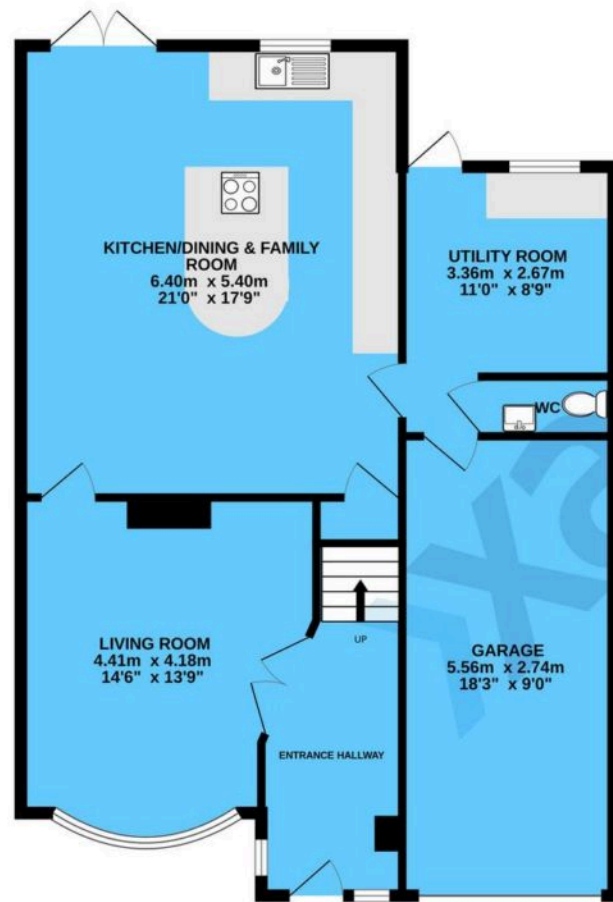
INFORMATION FOR POTENTIAL BUYERS

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.

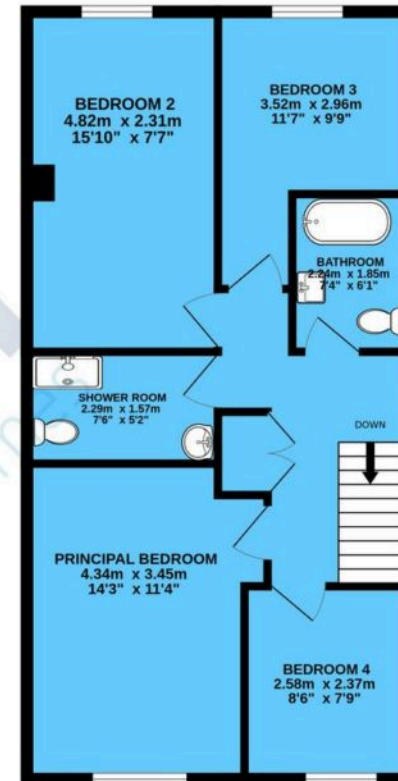




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 151.5 sq.m. (1631 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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