



Leaffield Road, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

Presenting this stunning four-bedroom semi-detached family home that has undergone a thoughtful and extensive refurbishment to the highest standards, offering a contemporary and stylish living space for a growing family. Ideally situated on a peaceful street, this residence is conveniently located within a short walking distance to all local amenities and reputable schools, making it an ideal setting for family living. Upon entering, you are greeted by a spacious entrance hallway that not only provides a warm welcome but also offers ample storage solutions to keep the home clutter-free. The heart of this home is the expansive open-plan kitchen and dining area, boasting an abundance of work surfaces and storage options. This well-designed space is highly functional, providing the perfect hub for family meals and entertaining guests. Adjacent to the kitchen is a convenient downstairs shower room, adding to the practicality of the home. Flowing seamlessly from the kitchen is the large dual-aspect living room, offering picturesque views of the landscaped rear garden and bathing the room in natural light. Upstairs, you will find four generously sized bedrooms, each thoughtfully designed to offer comfort and tranquillity.



The principal bedroom features ample fitted wardrobes and a luxurious en-suite bathroom, ensuring a private retreat for the homeowners. The remaining bedrooms are serviced by a modern family bathroom, exuding elegance and contemporary design. Step outside to discover the beautifully landscaped rear garden, a serene oasis perfect for relaxing or entertaining. The garden room adds versatility to the property and can be utilised as a playroom for the kids or a home office for remote working. Additionally, the property benefits from a large driveway at the front, providing parking space for multiple vehicles, ensuring convenience for residents and visitors alike. In summary, this meticulously designed family home offers a perfect blend of modern comfort, style, and convenience. With its ideal location, generous living spaces, and high-quality finishes, this property presents an exceptional opportunity to own a home that truly encapsulates contemporary family living at its finest.

- Stunning Four Bedroom Semi-Detached Home
- Significantly Extended & Refurbished
- High Specification Throughout
- Large Open Plan Kitchen / Dining Area
- Spacious Living Room
- Principal Bedroom With Fitted Storage & En-Suite
- Modern Family Bathroom
- Beautifully Landscaped Rear Garden With Garden Room
- Large Driveway For Multiple Vehicles





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: D

Tenure: Freehold

ENTRANCE HALLWAY

20' 0" x 6' 2" (6.10m x 1.88m)

LIVING ROOM

25' 0" x 11' 7" (7.62m x 3.53m)

KITCHEN/DINING AREA

29' 2" x 16' 0" (8.89m x 4.88m)

SHOWER ROOM

5' 10" x 4' 0" (1.78m x 1.22m)



FIRST FLOOR

PRINCIPAL BEDROOM

19' 0" x 10' 7" (5.79m x 3.23m)

ENSUITE

10' 3" x 5' 11" (3.12m x 1.80m)

BEDROOM TWO

13' 1" x 9' 3" (3.99m x 2.82m)

BEDROOM THREE

12' 0" x 10' 7" (3.66m x 3.23m)

BEDROOM FOUR

8' 4" x 6' 3" (2.54m x 1.91m)

BATHROOM

7' 0" x 5' 5" (2.13m x 1.65m)

TOTAL SQUARE FOOTAGE

137.0 sq.m (1475 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN WITH GARDEN ROOM

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, all carpets, blinds and light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable



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.

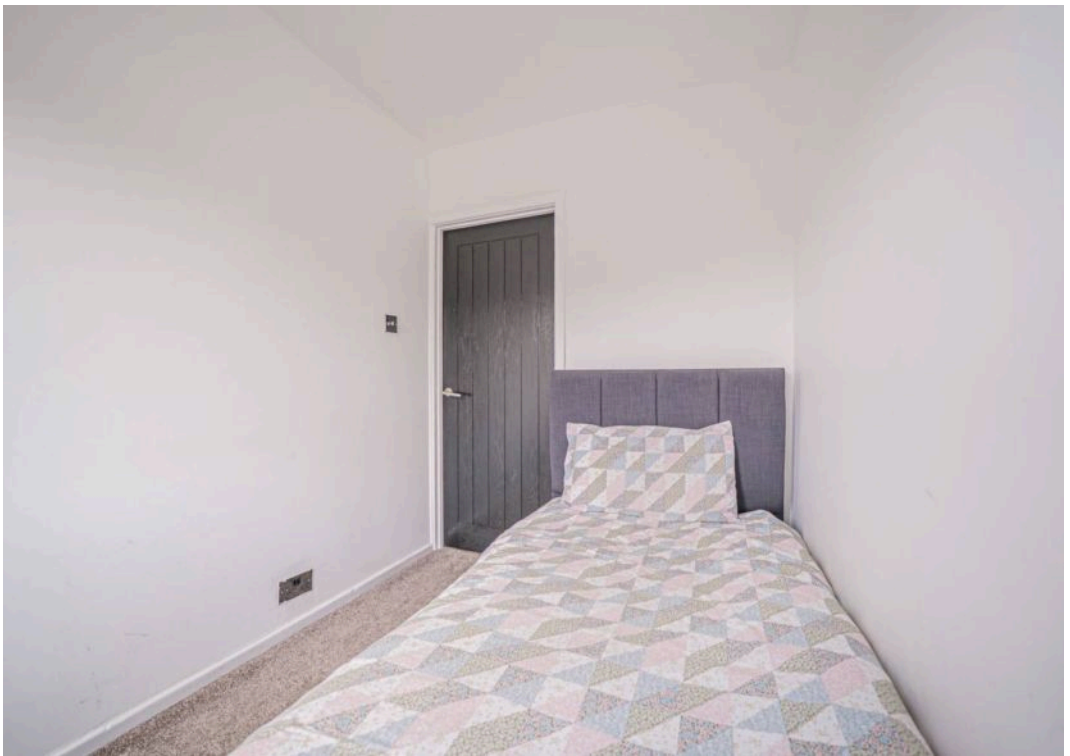
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

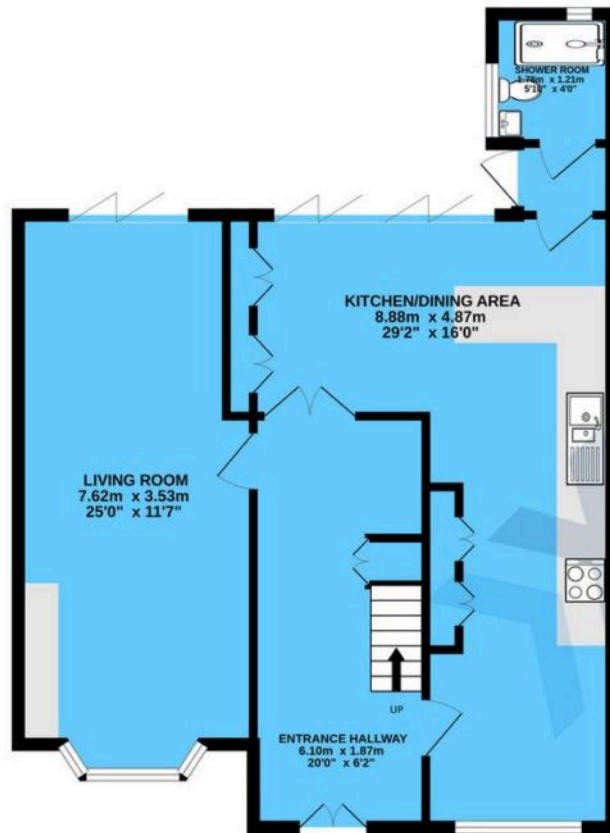
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

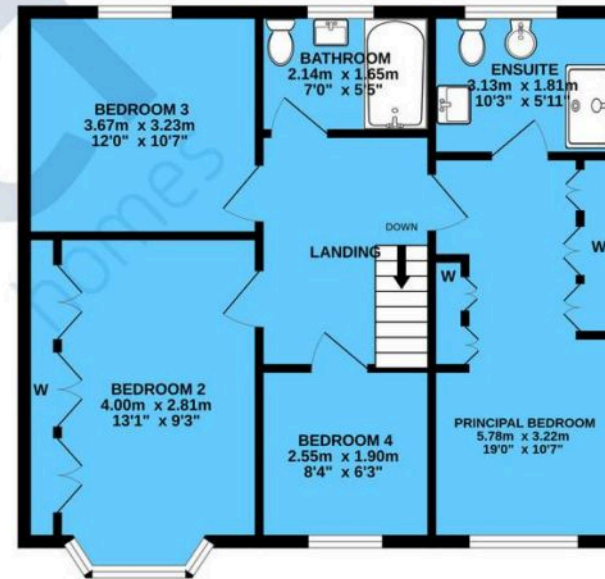




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 137.0 sq.m. (1475 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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