



Yewhurst Road, Solihull

Guide Price **£725,000**





PROPERTY OVERVIEW

This charming three-bedroom detached family home, nestled on a quiet and sought-after road, presents a rare opportunity for those seeking a peaceful yet convenient lifestyle. Boasting a prime location just a short distance from all local amenities and schools, this property has been lovingly extended by the existing owners to accommodate modern family living.

Upon entering, you are greeted by a large entrance hallway that sets the tone for the spaciousness and comfort that unfolds throughout the home. The property features two generously sized reception rooms, offering flexibility in use. The superb living room is bathed in natural light streaming through bifold doors and skylights, complemented by a cosy feature log burner. The formal dining room overlooks the front lawn, providing an elegant setting for enjoying meals with family and friends.



The heart of the home lies in the bright and airy breakfast kitchen, complete with a large central island and integrated appliances, perfect for culinary enthusiasts. Adjacent is a convenient utility room with a guest cloakroom and access to the garage.



Upstairs, three double bedrooms await, each thoughtfully designed with ample storage space to ensure a clutter-free environment. These spacious rooms are serviced by a large family bathroom, featuring both a walk-in shower and a luxurious free-standing bath.

Outside, the property reveals a large rear garden that has been meticulously landscaped to create a tranquil oasis. Enjoy al fresco dining on the patio seating area surrounded by well-established borders, offering a perfect setting for relaxing and entertaining.

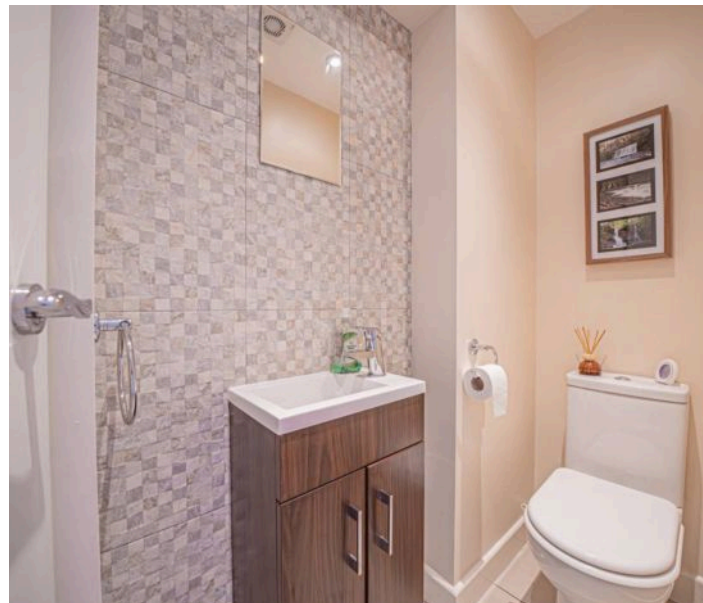
Completing this exceptional property is a large driveway at the front, providing ample parking space for multiple vehicles. With the added benefit of NO UPWARD CHAIN, this meticulously maintained home offers a rare opportunity to secure a haven of comfort and style in a desirable location.

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





- Three Bedroom Detached Family Home
- Thoughtfully Extended By The Existing Owners
- Set On A Sought After Road In Solihull
- Two Large Reception Rooms
- Breakfast Kitchen With Integrated Appliances
- Three Spacious Double Bedrooms
- Large Family Bathroom
- Well Maintained Rear Garden
- Driveway & Garage



ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM

17' 3" x 12' 3" (5.26m x 3.74m)

LIVING ROOM

20' 3" x 15' 9" (6.16m x 4.80m)

BREAKFAST KITCHEN

16' 1" x 12' 0" (4.90m x 3.65m)

UTILITY ROOM

15' 5" x 5' 0" (4.70m x 1.52m)

WC

INTEGRAL GARAGE

19' 6" x 15' 0" (5.94m x 4.57m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 2" x 12' 8" (4.94m x 3.86m)

BEDROOM TWO

12' 4" x 10' 11" (3.75m x 3.32m)

BEDROOM THREE

14' 11" x 9' 0" (4.54m x 2.74m)

BATHROOM

11' 10" x 8' 2" (3.60m x 2.50m)

TOTAL SQUARE FOOTAGE

154.4 sq.m (1662 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, microwave, fridge/freezer, dishwasher, all carpets, some light fittings, underfloor heating, garden shed, electric garage door and a 2021 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises).

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.

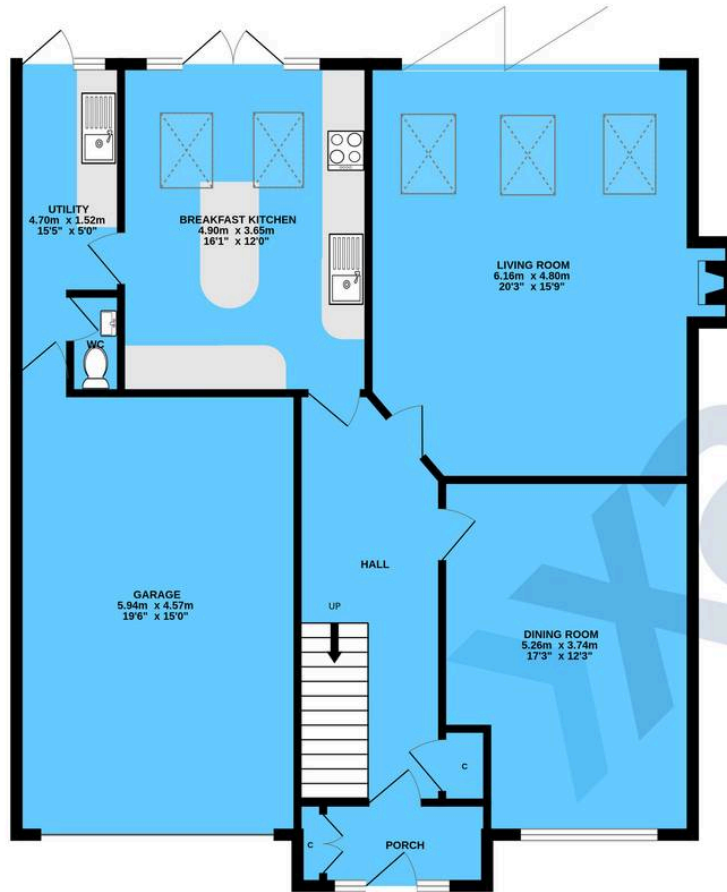
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

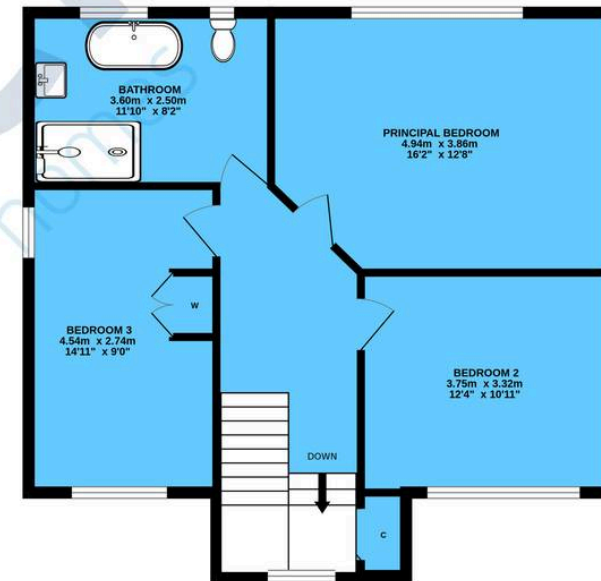
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 154.4 sq.m. (1662 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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