



**Buryfield Road, Solihull**

Guide Price £675,000







## PROPERTY OVERVIEW

Nestled on a peaceful sought-after road within convenient reach of local amenities and schools, this impressive four-bedroom detached family home presents a rare opportunity for those seeking a comfortable and spacious living environment. Ready to move into with NO UPWARD CHAIN, this property boasts a large corner plot, offering the potential for extension or redevelopment, subject to the necessary planning permissions.

Approached via an inviting in-and-out driveway, the property welcomes you through its entrance hallway, flooded with natural light throughout. The ground floor hosts three generously proportioned reception rooms, each providing versatile living spaces for family and entertaining. A formal dining room is perfect for hosting gatherings, while the spacious living room offers a cosy spot for relaxation. Additionally, the separate family room caters to various lifestyle needs.

The fitted kitchen overlooks the rear garden, inviting the outdoors in. Completing the ground floor is a useful utility room, guest toilet and an integral single garage, providing convenient storage options.

Ascend the staircase to discover four generously sized bedrooms on the upper level, all catered to by a well-appointed family bathroom.





This property offers ample space both inside and out. A superb rear garden wraps around the property, providing the perfect setting for outdoor activities and al fresco dining, ideal for growing families or those who appreciate outdoor living with the added benefit of a detached single garage.

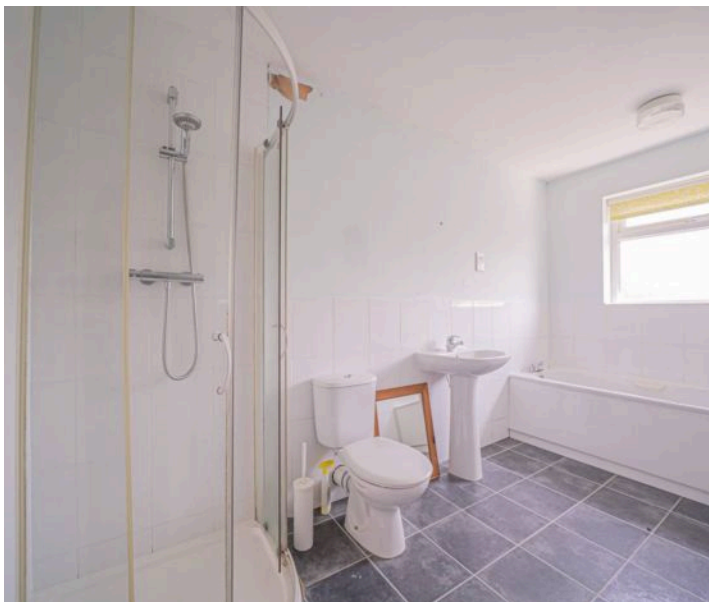
Offering a perfect blend of comfort and style, this charming family home presents an outstanding opportunity to establish roots in a prime location. With potential for further development and modernisation, this is a property that offers not only a wonderful place to call home, but also a valuable investment for the future. Book your viewing today to fully appreciate the appeal and potential of this fantastic property.

#### 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







- Four Bedroom Detached Family Home
- Scope For Extension / Redevelopment Subject To Planning Permission
- NO UPWARD CHAIN
- Set On A Superb Corner Plot
- Walking Distance To Local Amenities & Schools
- Three Large Reception Rooms & Fitted Kitchen
- Four Generously Sized Bedrooms
- Delightful Rear Garden
- Two Garages & Large Driveway



#### **ENTRANCE PORCH**

#### **ENTRANCE HALLWAY**

#### **DINING ROOM**

14' 1" x 11' 11" (4.30m x 3.64m)

#### **LIVING ROOM**

16' 2" x 11' 11" (4.93m x 3.62m)

#### **FAMILY ROOM**

22' 10" x 10' 5" (6.95m x 3.17m)

#### **KITCHEN**

15' 7" x 12' 2" (4.75m x 3.70m)

#### **UTILITY ROOM**

7' 4" x 6' 3" (2.24m x 1.90m)

#### **WC**

#### **INTEGRAL GARAGE**

18' 7" x 8' 3" (5.66m x 2.52m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

16' 2" x 11' 11" (4.92m x 3.62m)

#### **BEDROOM TWO**

14' 7" x 12' 0" (4.45m x 3.66m)

#### **BEDROOM THREE**

12' 3" x 10' 2" (3.73m x 3.11m)

#### **BEDROOM FOUR**

9' 5" x 6' 11" (2.88m x 2.10m)

#### **BATHROOM**

12' 2" x 8' 3" (3.71m x 2.51m)

#### **TOTAL SQUARE FOOTAGE**

162.6 sq.m (1750 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **ADDITIONAL DETACHED GARAGE**

### **DRIVEWAY PARKING**

### **GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge/freezer, washing machine, all carpets, some curtains, some blinds, all light fittings and garden shed. All other items in the property are sold as seen.

### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – ADSL copper wire. Loft – partially boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

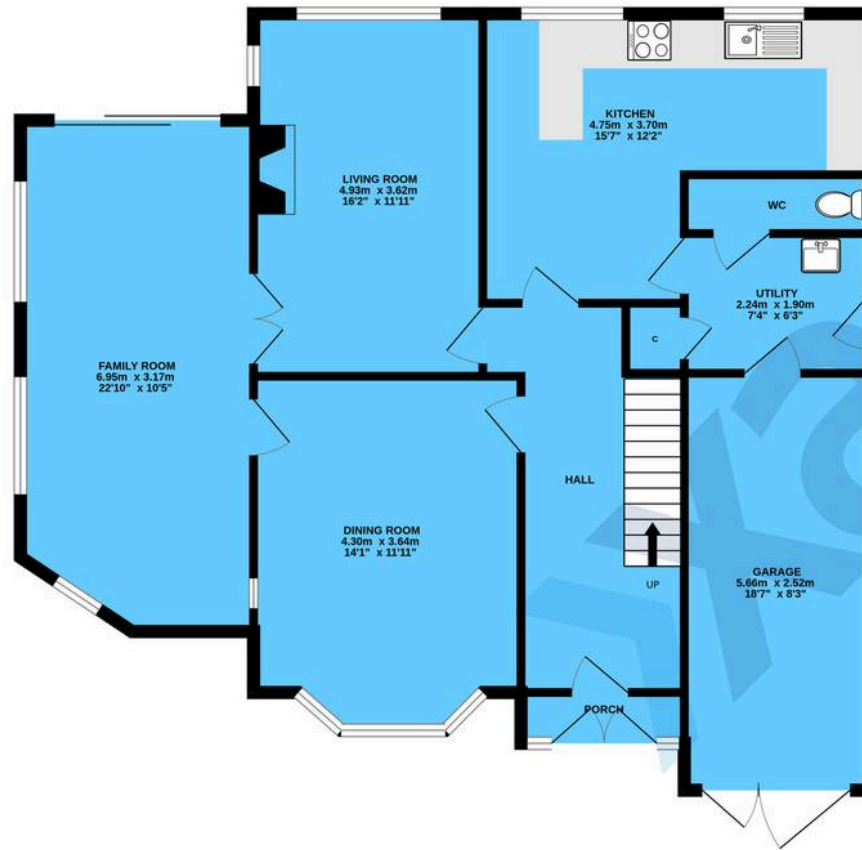
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.  
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.



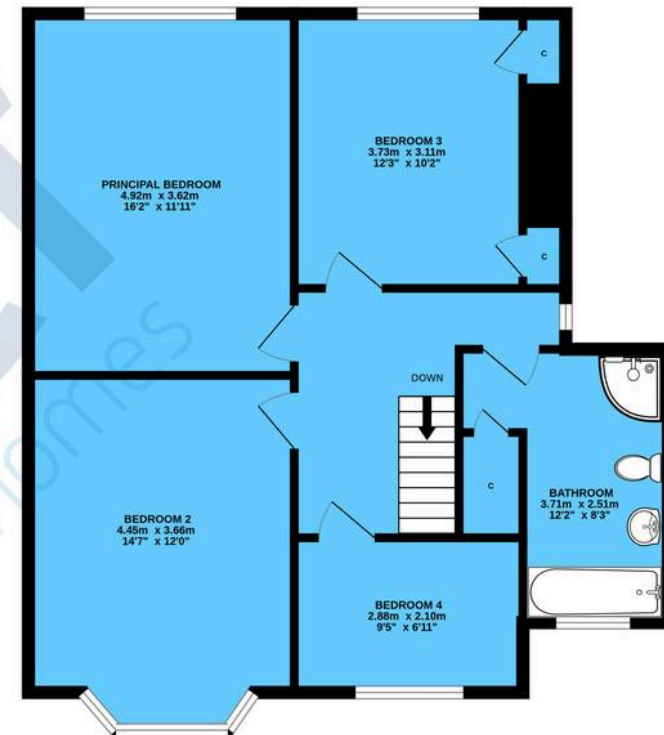




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 162.6 sq.m. (1750 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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# Xact Homes

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