



## Tanhouse Farm Road, Solihull

Guide Price £425,000







## PROPERTY OVERVIEW

Nestled in a highly sought-after area, this significantly extended three-bedroom semi-detached property offers the perfect blend of modern living and convenience. Ideally situated within a short distance to all local amenities and schools, this residence is a prime choice for families and professionals alike. Upon entering, you are welcomed by a spacious entrance hallway that leads to a dual aspect living room bathed in natural light. The heart of the home lies in the newly fitted open plan kitchen/diner, thoughtfully extended to provide ample workspace for culinary enthusiasts. Connected to this area are a guest cloakroom and a sizeable home office, perfect for those working remotely. An additional store room adds versatility, offering the option to be utilised as a playroom or personal gym. Upstairs, three well-appointed bedrooms await, serviced by a newly fitted family bathroom. Outside, the property boasts a beautifully maintained South facing rear garden featuring a generous decking area, ideal for outdoor entertaining. Newly tiled roof installed in 2021. Further enhancing the property's appeal is a driveway to the front with EV charging port and parking for multiple vehicles.





An oasis of green amidst city life, the outside space of this property is a haven waiting to be enjoyed. The meticulously maintained rear garden offers a tranquil retreat, perfect for unwinding after a long day or hosting gatherings with friends and family. The expansive decking area provides ample room for outdoor furniture, creating the ideal setting for alfresco dining or relaxing in the sunshine. To the front of the property, a driveway with space for multiple vehicles ensures parking is never a concern, offering both convenience and practicality. Whether you seek a peaceful sanctuary or a space to entertain, this home's outdoor area provides the perfect backdrop for creating cherished memories with loved ones.

#### PROPERTY LOCATION

The property is within close proximity to the prestigious Green Flag award Elmdon Park and Solihull, which 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: C

Tenure: Freehold





- Extended Three Bedroom Semi-Detached Family Home
- Short Distance To Local Amenities & Schools
- Large Open Plan Kitchen / Diner With Underfloor Heating
- Dual Aspect Living Room
- Home Office & Versatile Store Room
- Three Bedrooms
- Family Bathroom
- Large Rear Garden
- Large Driveway With Parking For Multiple Vehicles & EV Charging Port
- Close Proximity To Prestigious Green Flag Award Elmdon Park

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

25' 6" x 11' 5" (7.77m x 3.48m)

#### **KITCHEN/DINER**

21' 6" x 10' 2" (6.55m x 3.10m)

#### **PANTRY**

#### **WC**

#### **HOME OFFICE**

10' 2" x 10' 1" (3.10m x 3.07m)

#### **STORE ROOM**

15' 11" x 7' 9" (4.85m x 2.36m)





## **FIRST FLOOR**

### **BEDROOM ONE**

11' 5" x 11' 1" (3.48m x 3.38m)

### **BEDROOM TWO**

11' 6" x 9' 9" (3.51m x 2.97m)

### **BEDROOM THREE**

9' 11" x 6' 11" (3.02m x 2.11m)

### **BATHROOM**

6' 9" x 6' 6" (2.06m x 1.98m)

### **TOTAL SQUARE FOOTAGE**

122.0 sq.m (1313 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **BEAUTIFULLY MAINTAINED GARDEN WITH DECKING AREA**

With awning above patio door and external electric sockets near the decking area.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, car charging point (fitted 2017) and fitted wardrobe in one bedroom.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the 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 : 122.0 sq.m. (1313 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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