



Ulleries Road, Solihull

Guide Price £395,000







## PROPERTY OVERVIEW

Set in the highly sought-after area of Solihull, this impressive four-bedroom semi-detached family home is thoughtfully extended, offering spacious and versatile living across three floors. The property boasts a loft conversion and a single garage, providing ample space for a growing family. Upon entering the house, you are greeted by an entrance porch leading to a welcoming hallway. The large dual-aspect living room floods with natural light, offering stunning views of the rear garden. Adjacent to the living room is a versatile dining room, currently serving as a home office. This room leads to a fitted kitchen with ample work surfaces and yet again, views of the garden. The first floor accommodates three bedrooms - two spacious doubles and a single, all serviced by a family bathroom. Making your way up to the second floor, you will find a bright double bedroom with superb views of the rear garden, providing a peaceful retreat. Outside, the property features a delightful and beautifully maintained rear garden, with a large workshop which has power, lighting and electric up and over door and a patio seating area, perfect for outdoor relaxation and entertaining. Completing the picture is a driveway to the front, providing parking space for multiple vehicles.





Offering a blend of modern comfort and traditional charm, this family home is situated in a prime location within Solihull. With its generous living space, convenient amenities, and great transport links, this property presents an excellent opportunity for anyone looking to establish a family home in this desirable area.

#### 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



- Four Bedroom Semi-Detached Family Home
- Thoughtfully Extended With Loft Conversion
- Set Over Three Floors
- Dual Aspect Living Room
- Dining Room
- Fitted Kitchen
- Three Doubles & Single Bedroom
- Family Bathroom
- Beautifully Maintained Rear Garden
- Driveway & Single Garage





## ENTRANCE PORCH

## HALLWAY

## LIVING ROOM

23' 0" x 10' 5" (7.01m x 3.18m)

## DINING ROOM

8' 11" x 8' 6" (2.72m x 2.59m)

## KITCHEN

16' 5" x 7' 8" (5.00m x 2.34m)

## INTEGRAL GARAGE

17' 9" x 8' 2" (5.41m x 2.49m)

## FIRST FLOOR

## BEDROOM ONE

13' 8" x 10' 6" (4.17m x 3.20m)

## BEDROOM TWO

12' 6" x 9' 8" (3.81m x 2.95m)

## BEDROOM THREE

6' 10" x 5' 10" (2.08m x 1.78m)

## BATHROOM

8' 6" x 6' 3" (2.59m x 1.91m)

## SECOND FLOOR

## BEDROOM FOUR

16' 8" x 9' 11" (5.08m x 3.02m)

## TOTAL SQUARE FOOTAGE

112.9 sq.m (1215 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

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

### **DELIGHTFUL REAR GARDEN WITH PATIO SEATING AREA**

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

Free standing cooker, extractor, garden shed, greenhouse, some carpets, curtains and light fittings, all blinds and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

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

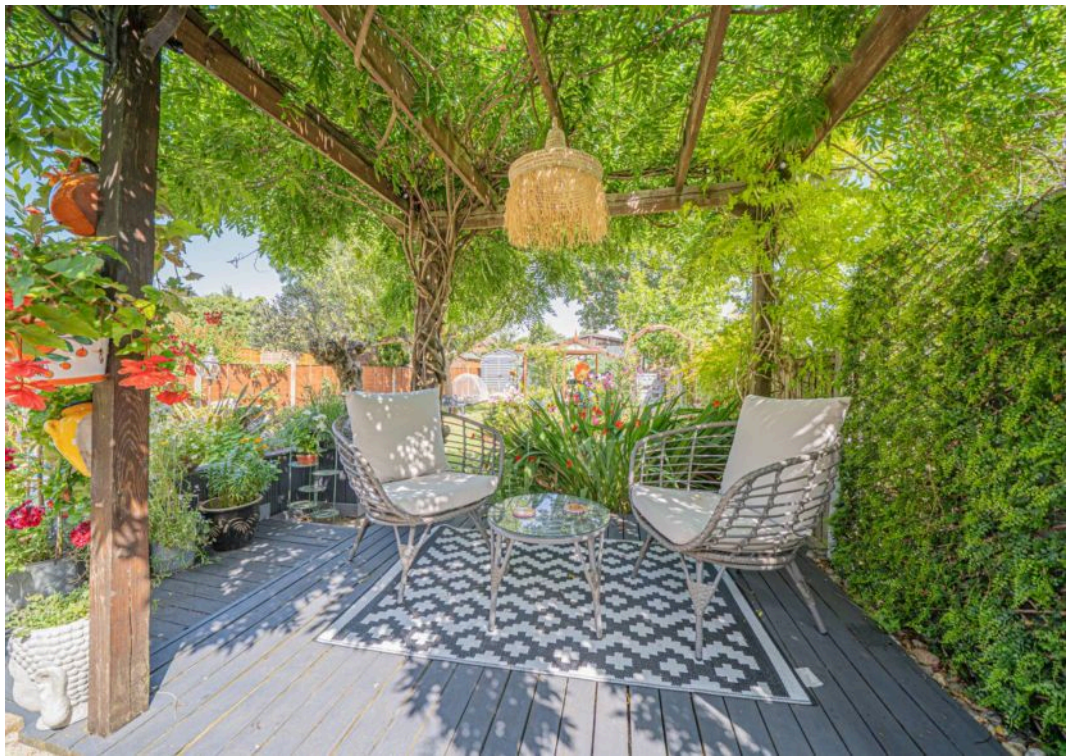
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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.

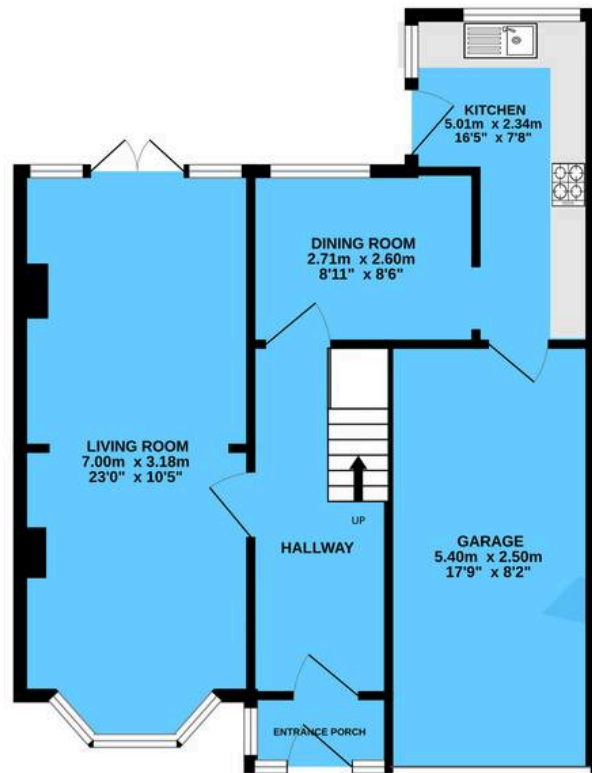
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



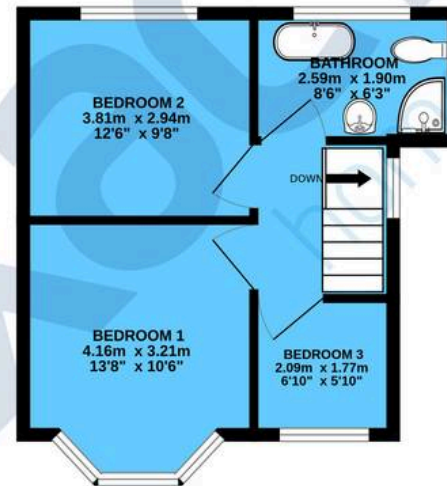




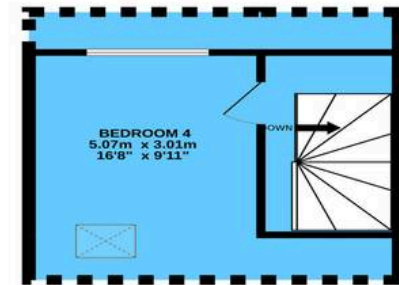
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 112.9 sq.m. (1215 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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