



Stoneleigh Road, Solihull

Guide Price £625,000







## PROPERTY OVERVIEW

Introducing this delightful three bedroom detached family home that exudes charm and practicality. The property was formerly a four bedroom and could easily be reconfigured to the original layout. Nestled on a quiet cul-de-sac, this property is conveniently located just a short distance from all local schools and amenities, making it an ideal spot for growing families.

As you approach, you are greeted by the property's impressive exterior, set behind a large driveway that offers ample parking space. Stepping inside, you are welcomed by a generously proportioned entrance hallway, leading the way to three spacious reception rooms that provide versatile living spaces for relaxation and entertainment.

The large living room seamlessly flows into a superb dining room with views of the tranquil rear garden, while an excellent conservatory adds a touch of elegance and a perfect spot for year-round enjoyment. The fitted kitchen boasts integrated appliances and is conveniently connected to a practical utility room, enhancing the home's functionality.

A double garage with an electric door provides secure parking and storage options. Upstairs, three large bedrooms are spread over the footprint of a four-bedroom house, with the principal bedroom featuring fitted storage and an en-suite for added comfort.







Bedrooms two and three have been cleverly joined to create a spacious double with a dressing area, offering flexibility to revert back to a four-bedroom layout if desired. This large double and the remaining bedroom, which is currently utilised as an office, are serviced by a family bathroom, ensuring convenience for all residents.

Outside, the well-maintained westerly facing rear garden awaits, complete with a large patio seating area, ideal for alfresco dining and relaxation. With superb scope for extension subject to planning permission, this property presents an exciting opportunity to tailor the home to your preferences and needs.

In summary, this family home truly embodies comfort, functionality, and potential, offering a warm and inviting living environment in a sought-after location. Book your viewing today to experience all that this property has to offer.

#### 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 In Quiet Cul-De-Sac Location
- Generous Driveway And Double Garage With Electric Door
- Three Spacious Reception Rooms Including Conservatory
- Fitted Kitchen With Integrated Appliances And Separate Utility Room
- Principal Bedroom With En-Suite And Fitted Storage
- Flexible Bedroom Layout With Potential To Revert To Four Bedrooms
- Westerly Facing Rear Garden With Patio And Scope For Extension (STPP)





**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**WC**

**KITCHEN**

13' 1" x 8' 10" (4.00m x 2.69m)

**UTILITY ROOM**

12' 6" x 6' 2" (3.80m x 1.89m)

**INTEGRAL DOUBLE GARAGE**

17' 8" x 15' 6" (5.39m x 4.73m)

**LIVING ROOM**

17' 9" x 11' 11" (5.42m x 3.63m)

**DINING ROOM**

9' 10" x 7' 9" (3.00m x 2.37m)

**CONSERVATORY**

11' 10" x 11' 0" (3.61m x 3.35m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 10" x 10' 10" (3.61m x 3.30m)

**ENSUITE**

5' 9" x 2' 11" (1.75m x 0.88m)

**BEDROOM TWO**

15' 6" x 9' 10" (4.73m x 3.00m)

**DRESSING AREA**

11' 11" x 7' 9" (3.63m x 2.35m)

**BEDROOM THREE / OFFICE**

10' 1" x 8' 1" (3.07m x 2.47m)

**BATHROOM**

9' 11" x 5' 7" (3.02m x 1.71m)

**TOTAL SQUARE FOOTAGE**

121.7 sq.m (1310 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WESTERLY FACING GARDEN**

**LARGE PATIO SEATING AREA**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, fridge, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in two bedrooms, fitted furniture in bedroom three / office, garden shed and electric garage door.

## **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. Broadband – cable. Loft – partially boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

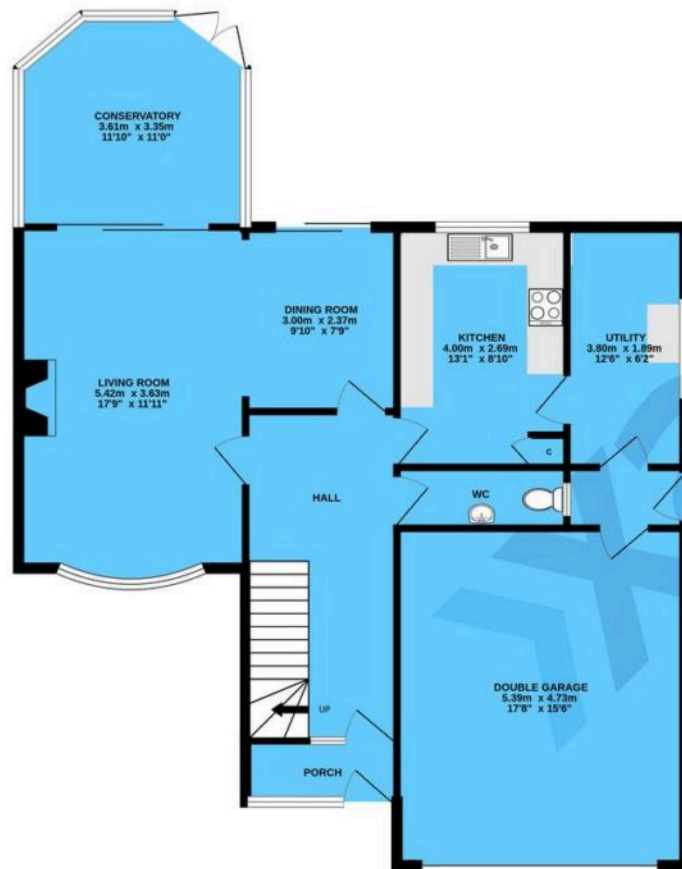
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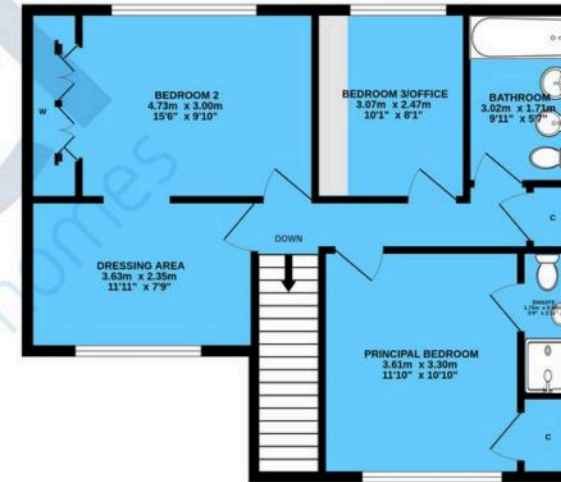




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 121.7 sq.m. (1310 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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