



**Bramcote Drive, Solihull**

Guide Price **£550,000**







## PROPERTY OVERVIEW

Nestled on a serene cul-de-sac with a tranquil canal backdrop, this immaculately presented four-bedroom detached family home exudes a sense of charm and elegance. Thoughtfully extended and remodelled, this residence has been designed to offer a truly exceptional living experience. Upon entering, you are greeted by a welcoming hallway that seamlessly connects the various living spaces on the ground floor. To the front, two reception rooms provide versatile options for relaxation and entertainment. A delightful living room, with a feature bay window, offers a cosy retreat, while a versatile dining room/office could easily be converted to a fifth bedroom with ensuite access to existing shower room. The heart of this home is undoubtedly the superb open plan kitchen/dining & family room. Flooded with natural light from bifold doors that open onto the beautifully maintained rear garden, this space offers a perfect setting for gatherings and every-day living. The views of the canal add a touch of tranquillity to the ambience.







Completing the ground floor is a convenient utility room and a well-appointed downstairs shower room. Upstairs, the property boasts four generously sized bedrooms, including a large principal bedroom with fitted wardrobes and a private ensuite. The remaining bedrooms are serviced by a family bathroom, providing comfort and convenience for all residents. Outside, the property continues to impress with a wonderful rear garden that has been meticulously maintained. A spacious patio seating area offers an ideal spot for outdoor dining and relaxation. At the end of the garden, a further paved area provides additional seating with picturesque views of the canal passing by with a large garden room which can be used as a home office or peaceful retreat. To the front of the property, there is ample parking available for multiple vehicles, ensuring convenience for residents and guests alike. Situated within a short distance of local amenities and schools, this exceptional family home offers a rare blend of modern comforts, thoughtful design, and a peaceful location. Don't miss the opportunity to make this property your own and experience the epitome of family living.



- Delightful Four Bedroom Detached Family Home
- Thoughtfully Extended By The Existing Owners
- Immaculately Presented Throughout
- Set On A Quiet Cul-De-Sac
- Wonderful Views Of The Grand Union Canal
- Two Versatile Reception Rooms
- Open Plan Kitchen / Dining & Family Room
- Beautiful Well Maintained Rear Garden With Garden Room
- Early Viewing Essential





#### 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

#### PORCH

#### HALLWAY

#### LIVING ROOM

16' 8" x 10' 8" (5.08m x 3.25m)

#### DINING ROOM/OFFICE

14' 2" x 7' 2" (4.32m x 2.18m)

#### KITCHEN/DINING & FAMILY ROOM

25' 4" x 16' 11" (7.72m x 5.16m)

With electric remote controlled window blinds.

#### UTILITY ROOM

13' 5" x 6' 10" (4.09m x 2.08m)

#### SHOWER ROOM

10' 7" x 7' 8" (3.23m x 2.34m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

17' 0" x 13' 4" (5.18m x 4.06m)

### **ENSUITE**

8' 4" x 4' 7" (2.55m x 1.40m)

### **BEDROOM TWO**

14' 11" x 9' 7" (4.55m x 2.92m)

### **BEDROOM THREE**

12' 7" x 6' 11" (3.84m x 2.11m)

### **BEDROOM FOUR**

9' 1" x 7' 2" (2.77m x 2.18m)

### **BATHROOM**

9' 5" x 5' 7" (2.87m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

153.0 sq.m (1647 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

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

### **BEAUTIFULLY MAINTAINED REAR GARDEN**

### **PATIO & PAVED SEATING AREAS**

### **GARDEN ROOM**

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

Bosch integrated oven, Bosch integrated hob, Bosch extractor, Bosch combi microwave, oven & grill, Liebherr fridge, Bosch dishwasher, garden room, all carpets, curtains and blinds and fitted wardrobes in one bedroom.





#### **ADDITIONAL INFORMATION**

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

#### **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.



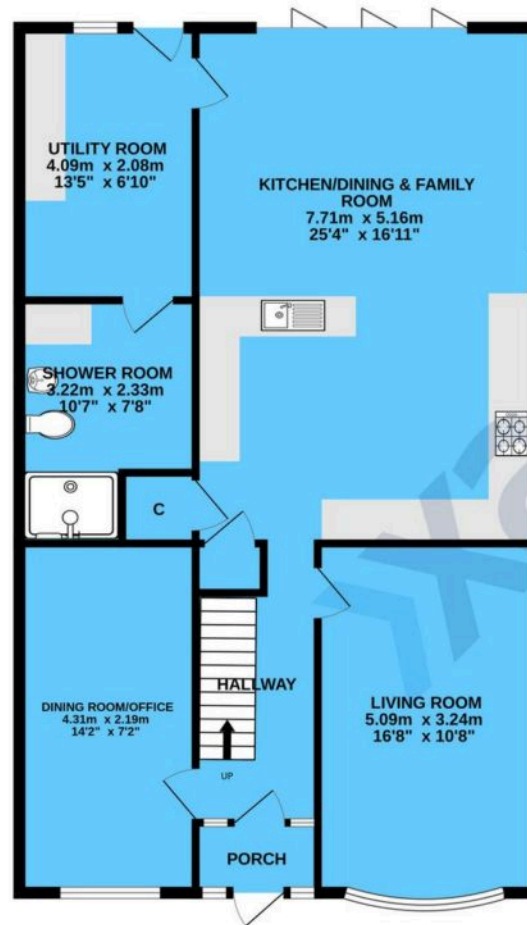








GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 153.0 sq.m. (1647 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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