



**Bourton Road, Solihull**

Guide Price £575,000







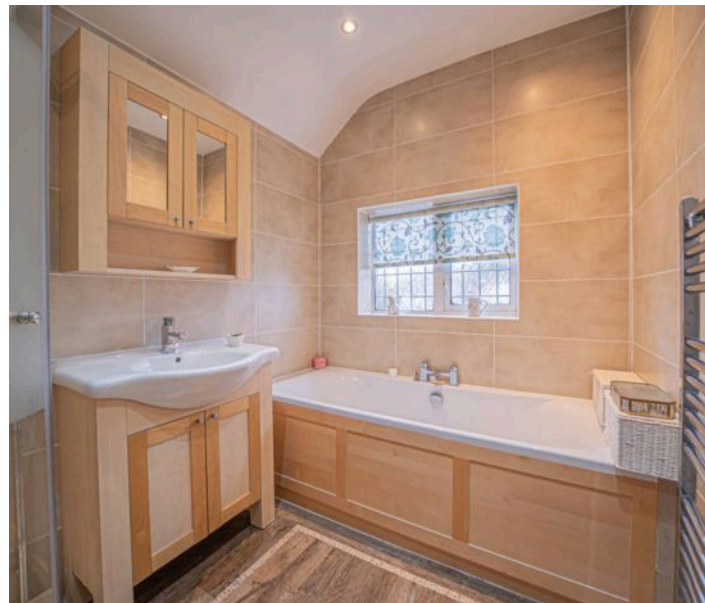
## PROPERTY OVERVIEW

Set on a quiet road just a short distance from all local amenities and schools, this stunning four-bedroom detached family home offers the perfect blend of comfort and convenience. Behind a wide driveway with parking for multiple vehicles, the property welcomes you with a spacious entrance hallway boasting ample storage space for all your belongings.

The ground floor features two large reception rooms, catering to different needs. To the front, a formal dining room awaits, while to the rear, a delightful living room offers views of the rear garden, bringing in ample natural light throughout. The fitted kitchen is a chef's dream, equipped with an abundance of storage space, worktops, and a large central island for meal preparation and casual dining.

What was once a garage has been transformed into a large utility room and guest cloakroom, providing added convenience for daily tasks. The versatile utility room can easily double as a home office for those who work remotely.

Upstairs, you will find four generously sized bedrooms, with the large principal bedroom featuring fitted wardrobes for all your storage needs. A family bathroom and an additional shower room service all bedrooms, ensuring everyone has their own private space.







Outside, a delightful rear garden awaits, beautifully maintained and offering a haven of tranquillity. A large lawn section provides space for outdoor activities, while a patio seating area is perfect for al fresco dining or relaxation.

Whether you are looking for a family home close to schools and amenities or a peaceful retreat from the hustle and bustle of daily life, this property offers it all. Don't miss the opportunity to make this house your home.

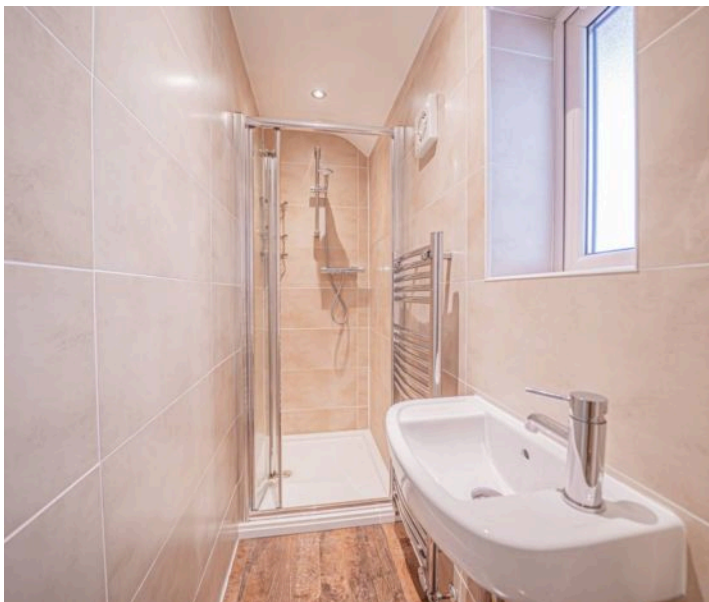
#### PROPERTY LOCATION

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
- Two Large Reception Rooms
- Fitted Kitchen With Central Island
- Versatile Utility / Home Office
- Four Generously Sized Bedrooms
- Family Bathroom & Shower Room
- Well Maintained Rear Garden
- Wide Driveway For Multiple Vehicles







## **ENTRANCE HALLWAY**

### **LIVING ROOM**

15' 1" x 11' 7" (4.61m x 3.52m)

### **DINING ROOM**

16' 7" x 10' 6" (5.05m x 3.21m)

### **KITCHEN**

15' 3" x 14' 0" (4.66m x 4.26m)

### **UTILITY / HOME OFFICE**

15' 2" x 7' 7" (4.62m x 2.32m)

### **WC**

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

15' 3" x 9' 7" (4.64m x 2.91m)

### **BEDROOM TWO**

16' 8" x 10' 8" (5.09m x 3.24m)

### **BEDROOM THREE**

10' 11" x 9' 3" (3.33m x 2.83m)

### **BEDROOM FOUR**

8' 8" x 8' 3" (2.64m x 2.52m)

### **BATHROOM**

8' 2" x 6' 0" (2.48m x 1.84m)

### **SHOWER ROOM**

7' 4" x 2' 4" (2.24m x 0.71m)

### **WC**

### **TOTAL SQUARE FOOTAGE**

116.4 sq.m (1253 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

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

### **GARDEN**

### **PATIO SEATING AREA**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fitted wardrobes in one bedroom and garden shed.

## **ADDITIONAL INFORMATION**

Services - direct mains water (with water meter), sewers and electricity. Loft - boarded.

## **INFORMATION FOR POTENTIAL BUYERS**

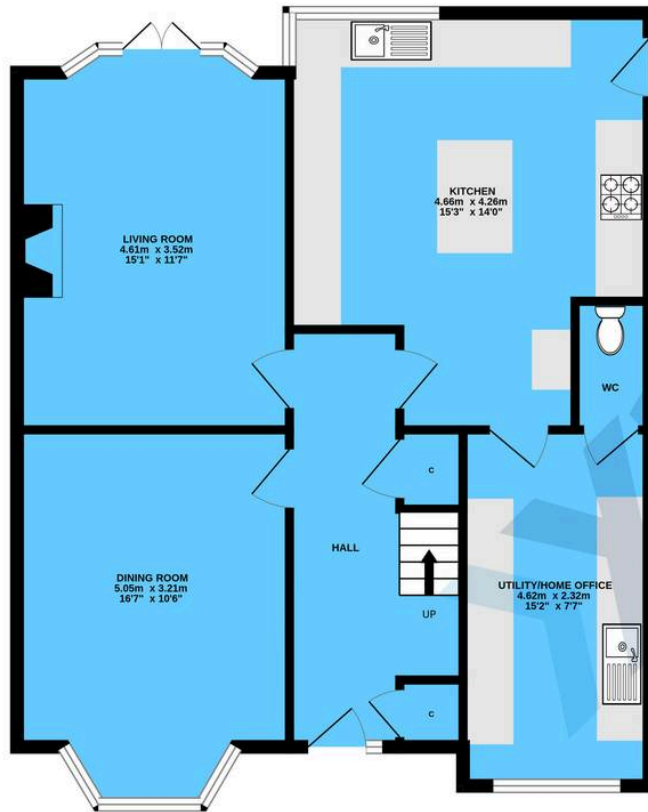
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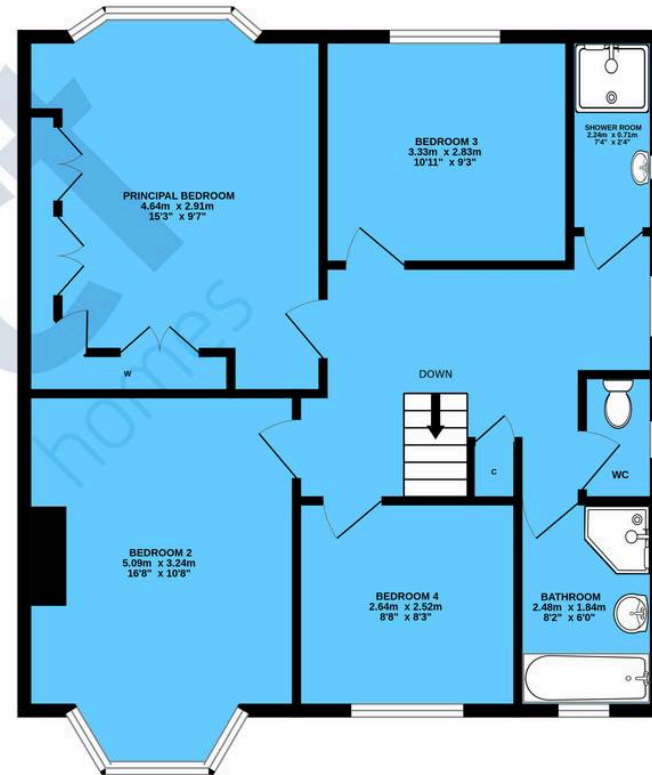




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 116.4 sq.m. (1253 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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