



Stonor Park Road, Solihull

Guide Price £450,000





PROPERTY OVERVIEW

Presenting this charming three-bedroom semi-detached family home positioned on a sought-after road in Solihull. Boasting a prime location and a plethora of possibilities for extension and refurbishment (subject to planning permission), this property is the epitome of potential.

Upon entry, you are greeted by two welcoming reception rooms – a formal dining room, ideal for entertaining guests, and a spacious living room, perfect for relaxation. The well-equipped kitchen features ample storage for culinary essentials, alongside a convenient utility/store room. A single garage provides additional storage options and parking convenience.

Venturing upstairs, you will find three generously sized bedrooms, each flooded with natural light, creating a bright and airy ambience. These bedrooms are conveniently serviced by a family bathroom with a separate toilet, catering to the needs of the household.

The allure of this property extends outdoors to a wonderful, well-established rear garden, offering a private oasis for outdoor enjoyment. The verdant surroundings create a tranquil setting for a morning coffee or an evening unwind. Additionally, a driveway provides ample parking space for residents and guests, ensuring convenience and ease of access.





In conclusion, this property presents a rare opportunity to create your dream home in a desirable location. With its versatile layout, potential for expansion, and convenient features, this residence stands as a blank canvas awaiting personal touches and customisation. Book your viewing today and envision the endless possibilities that await in this delightful family home in Solihull.

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: E

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- Set On A Sought After Road In Solihull
- Two Spacious Reception Rooms
- Fitted Kitchen With Utility
- Large Driveway & Single Garage
- Three Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

15' 7" x 11' 11" (4.75m x 3.64m)

DINING ROOM

12' 6" x 11' 0" (3.80m x 3.36m)

KITCHEN

8' 4" x 7' 6" (2.55m x 2.28m)

UTILITY / STORE ROOM

10' 10" x 7' 11" (3.30m x 2.41m)

INTEGRAL GARAGE

13' 7" x 7' 6" (4.15m x 2.29m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 2" x 10' 11" (4.94m x 3.32m)

BEDROOM TWO

12' 8" x 12' 0" (3.85m x 3.65m)

BEDROOM THREE

11' 1" x 6' 8" (3.37m x 2.03m)

BATHROOM

6' 7" x 5' 7" (2.00m x 1.70m)

WC

TOTAL SQUARE FOOTAGE

110.2 sq.m (1186 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

All carpets, all blinds, all light fittings, fitted wardrobes in one bedroom and garden shed. Curtains to be negotiated.

ADDITIONAL INFORMATION

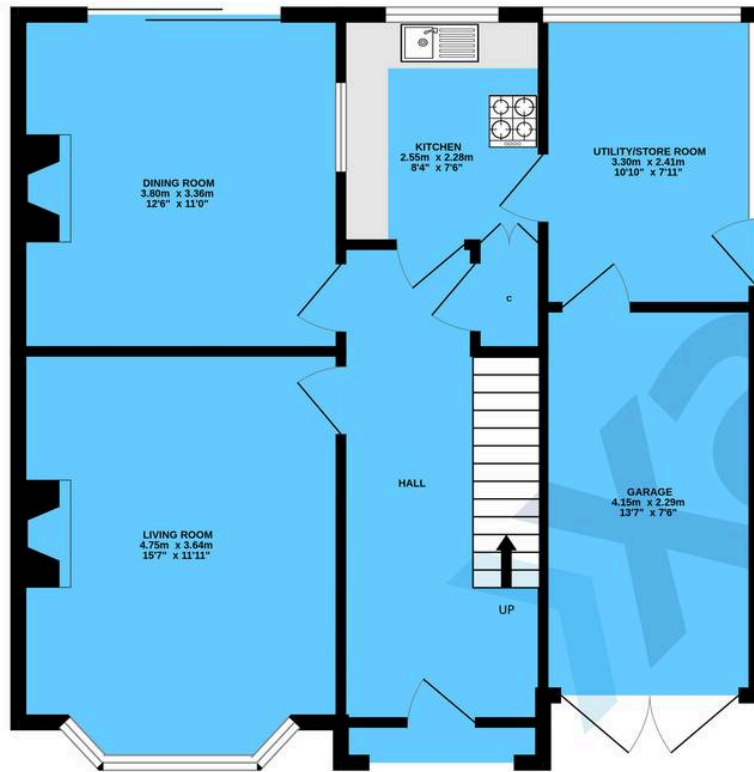
Services – direct mains water, sewers and electricity.
Broadband – ADSL copper wire.

INFORMATION FOR POTENTIAL BUYERS

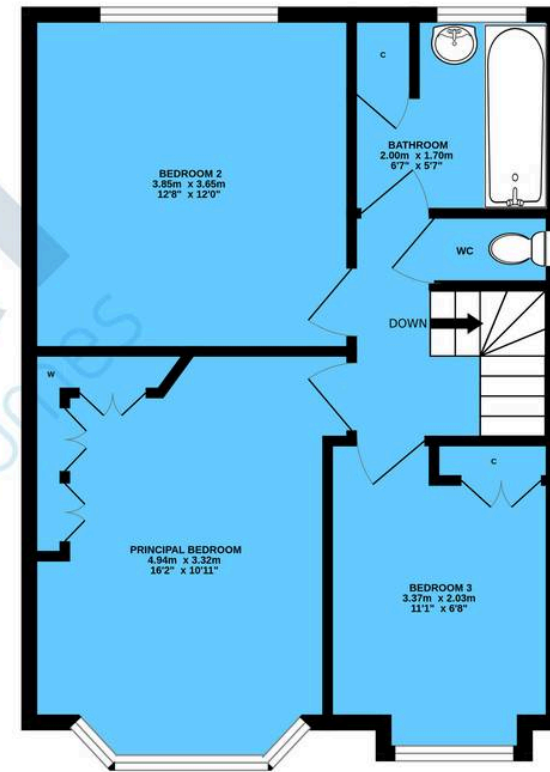
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 110.2 sq.m. (1186 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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