



Widney Lane, Solihull

Guide Price £900,000







## PROPERTY OVERVIEW

Introducing a beautifully extended five bedroom detached family home – this property epitomises modern living at its finest. Nestled in a prime location within a short distance to all local schools and amenities, this home offers the perfect balance of tranquillity and convenience.

Set behind a wide driveway, the property is accessed via a welcoming entrance hallway that sets the tone for the elegant interiors within.

The heart of the home is a stunning open-plan kitchen/dining/family room flooded with natural light, boasting fully integrated appliances and bifold doors that seamlessly transition to the rear garden. A utility room off the kitchen ensures practicality without compromising on style.

The ground floor has been thoughtfully modified to include a versatile space comprising a large study and a fifth bedroom with an ensuite, catering to the diverse needs of multi-generational families. The spacious living room/formal lounge offers a peaceful retreat for relaxation and entertaining.

Upstairs, four generously sized bedrooms await. The principal bedroom boasts a large ensuite and a dressing area, offering a luxurious sanctuary for the homeowners. All remaining bedrooms are serviced by a well-appointed family bathroom, ensuring comfort and convenience for all residents.







Outside, the beautifully maintained rear garden beckons with a large patio seating area and lush lawn, providing an idyllic backdrop for outdoor activities and gatherings. The garden's south-facing orientation ensures ample sunlight throughout the day, creating a bright and inviting atmosphere.

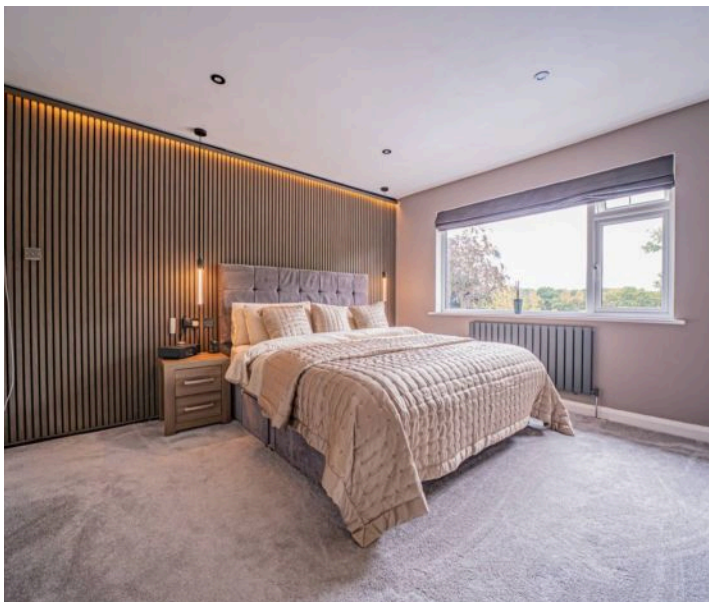
Completing the picture is a large driveway, providing parking space for multiple vehicles. This property represents a rare opportunity to own a contemporary family home in a sought-after location, where modern comforts and timeless elegance converge seamlessly.

#### 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







- Beautifully Extended Five Bedroom Detached Family Home
- Short Distance From All Local Amenities & Schools
- Perfect For Multi-Generational Families
- Versatile Living Accommodation
- Stunning Open Plan Kitchen / Dining / Family Room
- Five Generously Sized Bedrooms
- Ground Floor Bedroom With Ensuite & Versatile Home Office
- Family Bathroom & Two Ensuities
- Well Maintained South Facing Rear Garden
- Large Driveway With Parking For Multiple Vehicles





## ENTRANCE HALLWAY

## WC

## LIVING ROOM / FORMAL LOUNGE

15' 9" x 14' 0" (4.80m x 4.26m)

## KITCHEN / DINING / FAMILY ROOM

32' 8" x 21' 3" (9.96m x 6.48m)

## UTILITY ROOM

6' 6" x 5' 8" (1.98m x 1.72m)

## STUDY

14' 11" x 7' 11" (4.54m x 2.41m)

## BEDROOM FIVE

14' 9" x 7' 2" (4.50m x 2.18m)

## ENSUITE

8' 7" x 4' 0" (2.62m x 1.21m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

20' 1" x 13' 0" (6.12m x 3.95m)

## DRESSING AREA

## ENSUITE

7' 8" x 7' 7" (2.34m x 2.30m)

## BEDROOM TWO

13' 10" x 13' 10" (4.21m x 4.21m)

## BEDROOM THREE

13' 0" x 8' 11" (3.96m x 2.73m)

## BEDROOM FOUR

12' 2" x 7' 2" (3.71m x 2.19m)

## BATHROOM

9' 10" x 5' 7" (2.99m x 1.70m)

## TOTAL SQUARE FOOTAGE

205.0 sq.m (2207 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

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

### **SOUTH FACING GARDEN**

### **PATIO SEATING AREA**

## **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, microwave, dishwasher, some carpets, some curtains, some blinds, some light fittings, fitted wardrobes in one bedroom and garden shed.

## **ADDITIONAL INFORMATION**

Services – direct mains water (with water meter), sewers and electricity. 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.



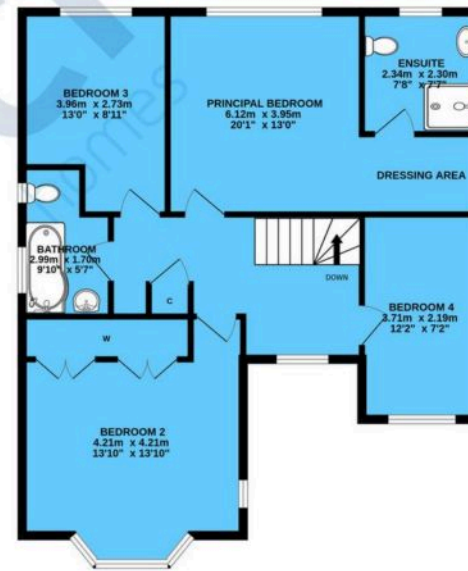




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 205.0 sq.m. (2207 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.  
Made with Metriplex 5/2025

# Xact Homes

6 The Square, Solihull - B91 3RB

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

**xact**  
HOMES

