



Upwey Avenue, Solihull

Offers Over £800,000





PROPERTY OVERVIEW

Nestled in the heart of Solihull and within the Tudor Grange Academy catchment area, is this beautifully presented four-bedroom detached family home exudes charm and sophistication. Situated just a stone's throw from local amenities, schools, and transport links, the property offers convenience and comfort in equal measure. Tucked away on a tranquil cul-de-sac, this traditional residence has been meticulously extended and updated by its current owners, ensuring a modern living experience like no other. Spread across three floors, the property is accessed through a welcoming entrance hallway that sets the tone for what lies beyond. The heart of the home is the stunning open-plan kitchen/dining/family room, suffused with natural light and boasting contemporary units and a sizeable central island. A spacious living room, practical utility room, downstairs shower room, and garage/store room complete the ground floor, catering to both daily functionality and entertaining needs. On the first floor, four generously sized bedrooms await, including a large principal bedroom with an en-suite and dressing area. The remaining bedrooms are serviced by a family bathroom, offering comfort and privacy to all inhabitants. The loft has been smartly converted into a versatile living space, perfect for a home office, playroom, or cinema room, adding another layer of functionality to this remarkable property.



Outside, the residence boasts a well-maintained rear garden, complemented by a versatile garden room. This additional space can serve as a home office or annexe, ideal for multi-generational families, complete with its own kitchen area and en-suite. To the front, a large driveway provides parking for multiple vehicles, ensuring convenience for residents and guests alike. Immaculately presented and thoughtfully designed, this property harmoniously blends modern comforts with traditional appeal, creating a unique and inviting family home in a coveted location. With its seamless flow of living spaces and thoughtful amenities, this residence offers a lifestyle of luxury and convenience for discerning buyers seeking an exceptional 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





- Beautifully Presented Four Bedroom Detached Family Home
- Short Distance From All Local Amenities & Schools
- Versatile Property With Large Loft Conversion & Garden Room
- Ideal For Multi-Generational Families
- Stunning Open Plan Kitchen / Dining & Family Room
- Practical Utility & Downstairs Shower Room
- Four Generously Sized Bedrooms
- Family Bathroom & Ensuite
- Large Driveway For Multiple Vehicles

ENTRANCE HALLWAY

LIVING ROOM

17' 0" x 12' 0" (5.18m x 3.66m)

KITCHEN/DINING & FAMILY ROOM

26' 9" x 19' 11" (8.15m x 6.07m)

UTILITY ROOM

8' 4" x 5' 5" (2.54m x 1.65m)

SHOWER ROOM

6' 11" x 5' 1" (2.11m x 1.55m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 11" x 10' 3" (4.55m x 3.12m)

DRESSING AREA

ENSUITE

7' 8" x 2' 9" (2.34m x 0.84m)

BEDROOM TWO

17' 0" x 12' 1" (5.18m x 3.68m)

BEDROOM THREE

11' 1" x 8' 0" (3.38m x 2.44m)

BEDROOM FOUR

9' 11" x 8' 4" (3.02m x 2.54m)

**BATHROOM**

9' 3" x 6' 5" (2.82m x 1.96m)

SECOND FLOOR**LOFT ROOM**

15' 11" x 14' 10" (4.85m x 4.52m)

OUTSIDE THE PROPERTY**GARDEN ROOM**

12' 7" x 10' 1" (3.84m x 3.07m)

TOTAL SQUARE FOOTAGE

185.1 sq.m (1992 sq.ft) approx.

GARAGE/STORE ROOM**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, dishwasher, garden shed, some carpets, curtains, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.



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.

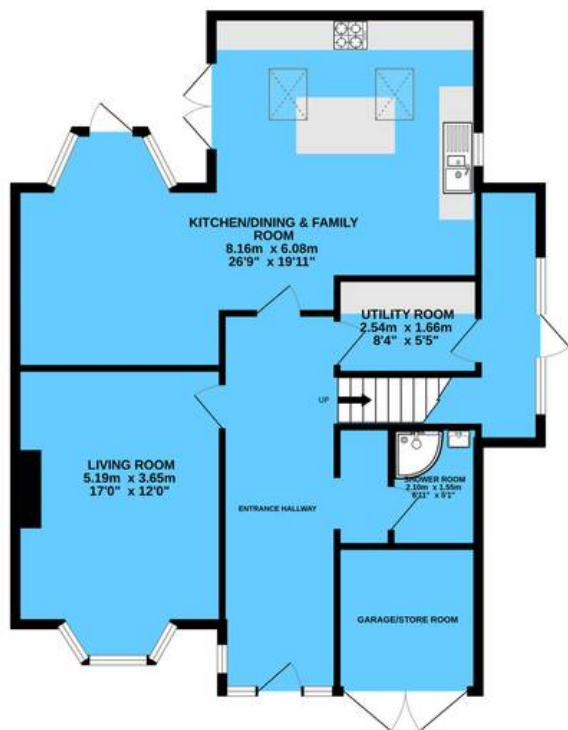
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

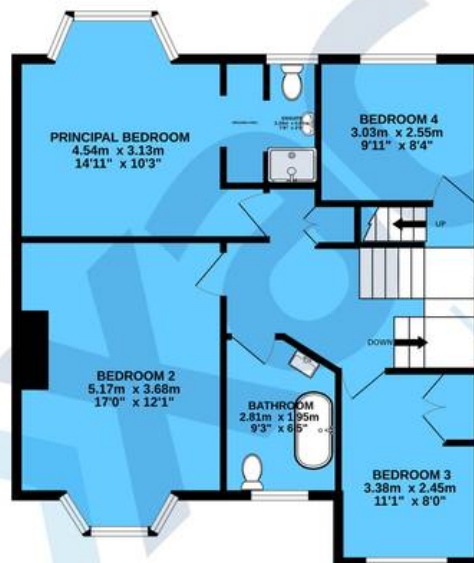
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



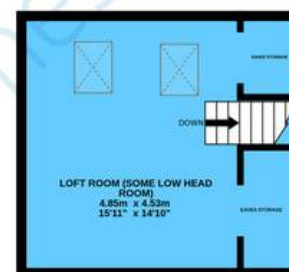
GROUND FLOOR



1ST FLOOR



2ND FLOOR



GARDEN ROOM



TOTAL FLOOR AREA : 185.1 sq.m. (1992 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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