



Buryfield Road, Solihull

Guide Price £675,000





PROPERTY OVERVIEW

Presenting a rare opportunity to acquire this exceptional five-bedroom semi-detached family home situated on a peaceful and highly desirable road in the heart of Solihull. This property boasts an advantageous location within a good school catchment area, making it an ideal choice for families. Spanning three floors, the interior has been thoughtfully extended by its current owners to offer a versatile living space. The ground floor is accessed through a spacious entrance hallway, leading to two large reception rooms, a generously sized lounge, a large dining room, and a fitted kitchen with ample work surfaces. The first floor comprises four generously sized bedrooms served by a family bathroom, while the second floor hosts a large double bedroom with an en-suite. Moreover, the exterior of the property features a versatile outbuilding that can serve as an additional annexe, games room, or home office with its own en-suite. A large garden, wrapping around the property, offers ample space for outdoor activities, and the south-facing rear garden ensures sunlight throughout the day. The property further benefits from a secure gated entrance and a large driveway providing ample parking for residents and guests alike.



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

- Five Bedroom Semi-Detached Family Home
- Set On A Quiet & Sought After Road
- Ideal For Multi-Generational Families With Large Annexe
- Significantly Extended & Set Over Three Floors
- Two Spacious Reception Rooms
- Fitted Kitchen With Integrated Appliances
- Five Large Bedrooms
- Family Bathroom & En-Suite
- South-Facing Rear Garden
- Ample Parking Behind Secure Gate





PORCH

ENTRANCE HALLWAY

LOUNGE

15' 1" x 11' 10" (4.60m x 3.61m)

DINING ROOM

17' 0" x 11' 9" (5.18m x 3.58m)

KITCHEN

16' 3" x 15' 3" (4.95m x 4.65m)

WC

INTEGRAL GARAGE

15' 1" x 8' 3" (4.60m x 2.51m)

FIRST FLOOR

BEDROOM ONE

16' 1" x 9' 10" (4.90m x 3.00m)

BEDROOM TWO

17' 0" x 11' 10" (5.18m x 3.61m)

BEDROOM THREE

15' 6" x 9' 6" (4.72m x 2.90m)

BEDROOM FOUR

15' 5" x 9' 10" (4.70m x 3.00m)

BATHROOM

12' 1" x 11' 0" (3.68m x 3.35m)



SECOND FLOOR

BEDROOM FIVE

19' 0" x 16' 7" (5.79m x 5.05m)

ENSUITE

9' 7" x 5' 5" (2.92m x 1.65m)

OUTSIDE THE PROPERTY

ANNEXE/OUTBUILDING

TOTAL SQUARE FOOTAGE

228.0 sq.m (2454 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LARGE GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, all carpets, curtains, blinds and light fittings, car charging point and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded.



INFORMATION FOR POTENTIAL BUYERS

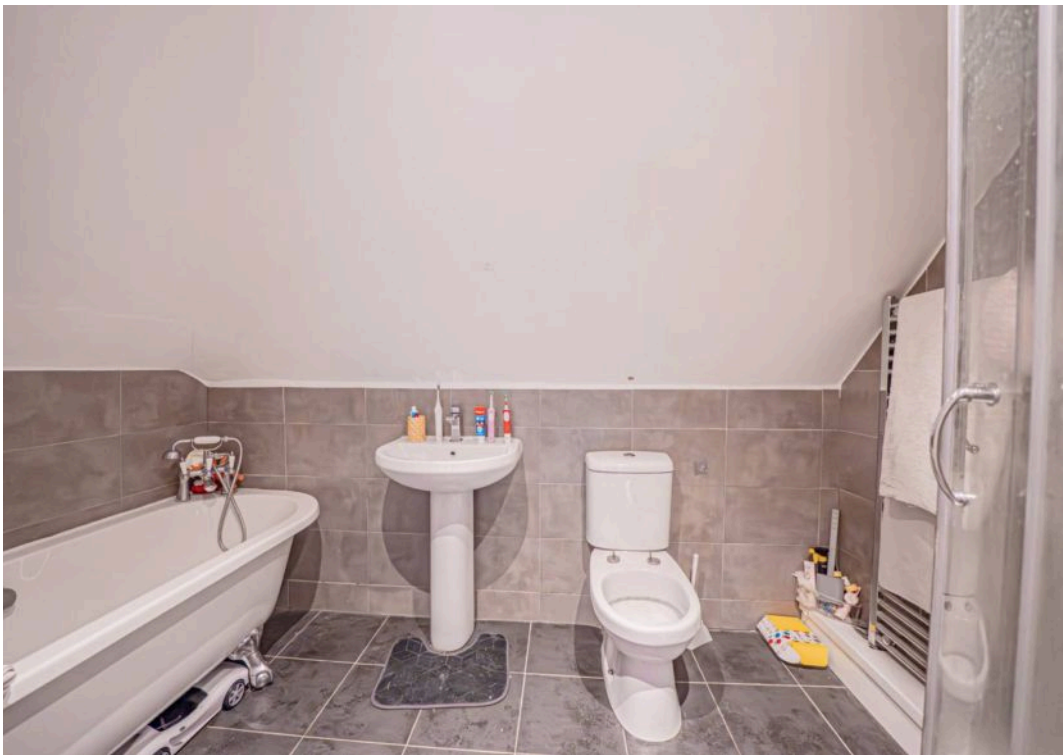
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

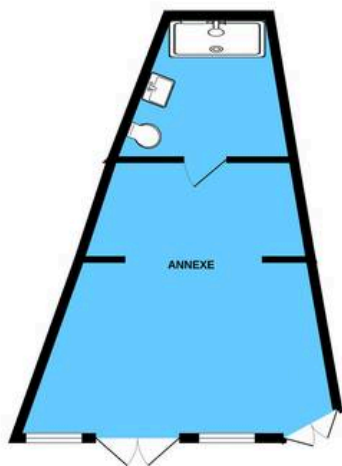
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

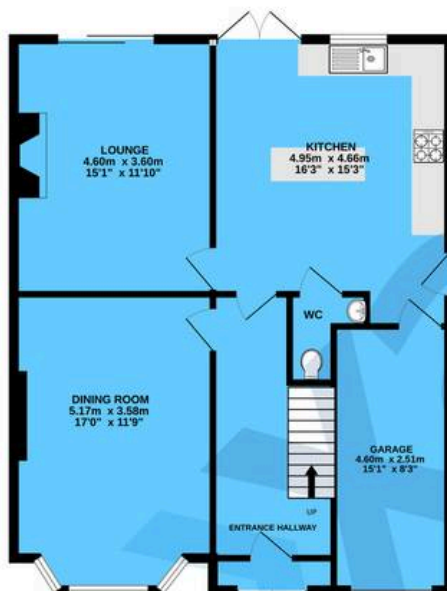
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



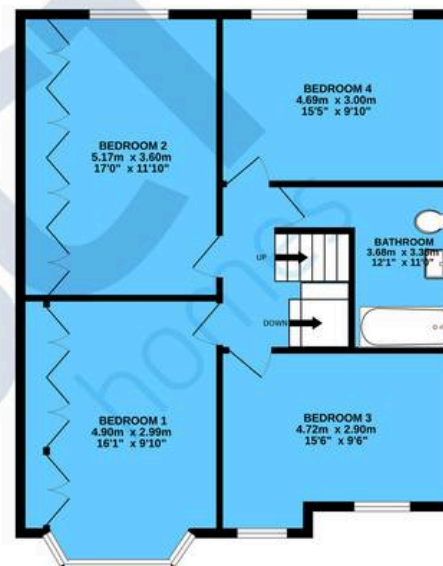
OUTBUILDING/ANNEXE



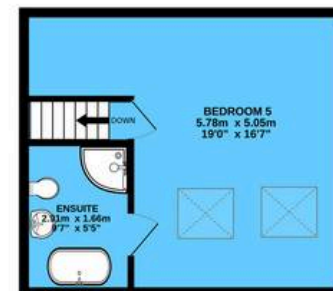
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 228.0 sq.m. (2454 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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