



## Baginton Close, Solihull

Guide Price £565,000







## PROPERTY OVERVIEW

This impressive four bedroom detached family home is situated in the heart of Solihull, occupying a prime position on a quiet and highly sought after road, perfectly placed for access to excellent local amenities and reputable schools.

The property is approached via a welcoming entrance hallway, which leads into a spacious open-plan living and dining room, ideal for both relaxing with family and entertaining guests. Off the main living area, a substantial conservatory extends across the rear elevation, providing a bright and versatile space that can be enjoyed throughout the year. The well-appointed breakfast kitchen offers ample workspace and a generous dining area, making it perfect for family meals or casual gatherings. A guest cloakroom is conveniently located on the ground floor, while the tandem garage provides extensive storage options, as well as scope for a workshop or utility area (subject to requirements).

Upstairs, the accommodation continues to impress, with four generously sized bedrooms offering flexible living arrangements for families of all sizes. The large principal bedroom provides an inviting retreat, while the remaining bedrooms are well-proportioned and versatile, suitable for children, guests or home office use. A family bathroom serves all bedrooms, featuring contemporary fittings and a practical layout.







Additional benefits include a driveway with ample parking for multiple vehicles, ensuring convenience for residents and visitors alike.

This property represents a rare opportunity to acquire a spacious and versatile family home in one of Solihull's most desirable locations, combining excellent living space with a layout designed for modern family life. Early viewing is highly recommended to appreciate the quality and potential on offer.

#### 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: D

Tenure: Freehold

- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac In Solihull
- Close To All Local Amenities & Schools
- Spacious Living / Dining Room
- Breakfast Kitchen
- Four Generously Sized Bedrooms
- Family Bathroom
- Tandem Garage & Large Driveway
- South Facing Rear Garden







## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING / DINING ROOM**

22' 2" x 13' 1" (6.76m x 3.98m)

## **CONSERVATORY**

19' 3" x 8' 9" (5.88m x 2.67m)

## **BREAKFAST KITCHEN**

15' 0" x 11' 4" (4.58m x 3.45m)

## **INTEGRAL TANDEM GARAGE**

31' 5" x 7' 9" (9.57m x 2.35m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

12' 2" x 10' 4" (3.71m x 3.15m)

## **BEDROOM TWO**

10' 6" x 9' 3" (3.20m x 2.82m)

## **BEDROOM THREE**

9' 6" x 9' 5" (2.90m x 2.88m)

## **BEDROOM FOUR**

9' 1" x 9' 0" (2.77m x 2.75m)

## **BATHROOM**

8' 7" x 5' 5" (2.61m x 1.66m)

## **TOTAL SQUARE FOOTAGE**

161.0 sq.m (1733 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **SOUTH FACING GARDEN**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated fridge/freezer, dishwasher, all carpets, some curtains, all light fittings, fitted wardrobes in three bedrooms and CCTV.

**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.

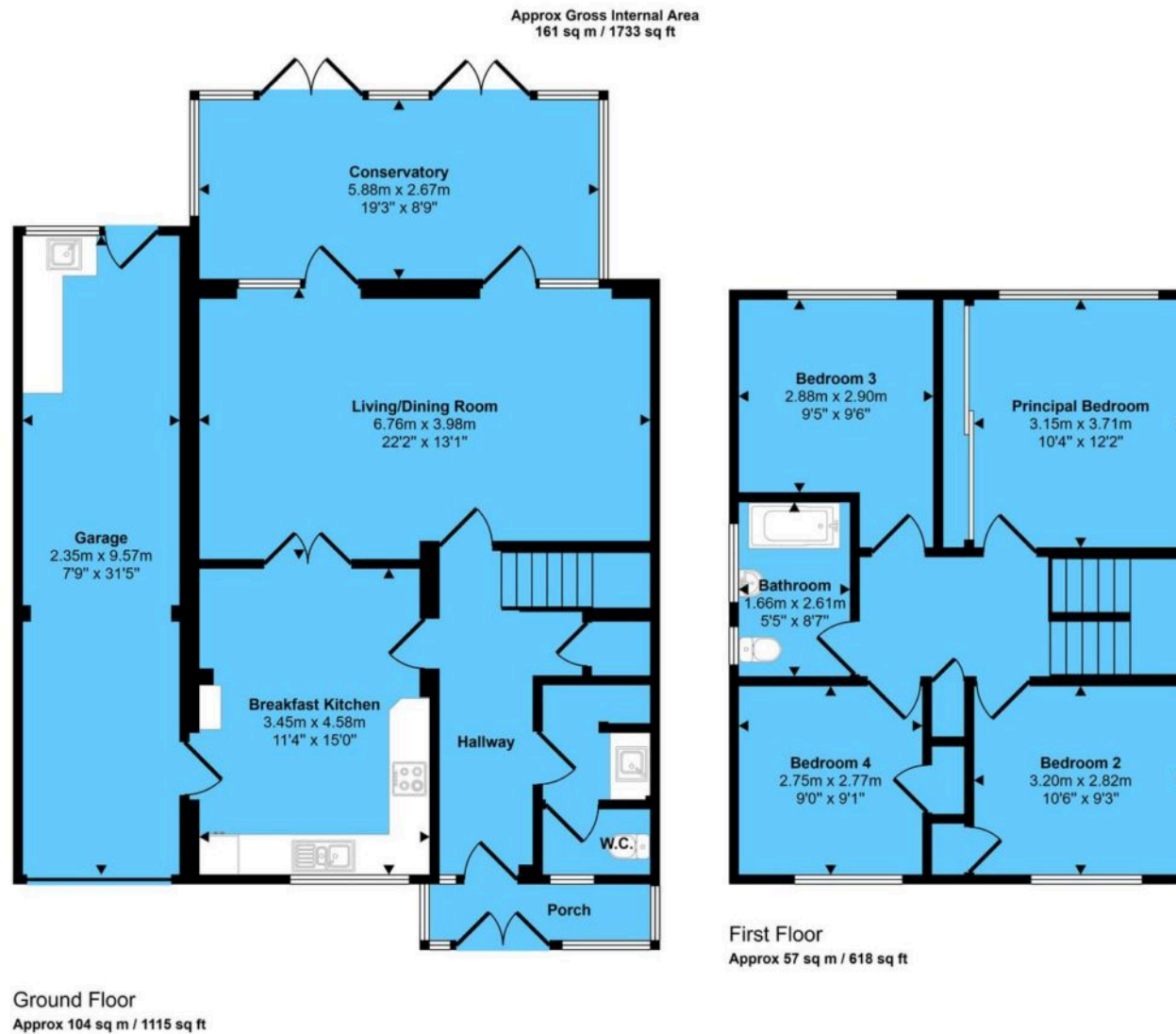
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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









This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

6 The Square, Solihull - B91 3RB

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

**xact**  
HOMES

