



Streetsbrook Road, Solihull

Guide Price **£650,000**





PROPERTY OVERVIEW

Introducing this delightful four bedroom semi-detached family home, offered with no upward chain and situated in the heart of Solihull. Perfectly positioned within walking distance to Solihull Train Station and Solihull town centre, this property combines convenience with spacious, modern living. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The ground floor features an impressive open-plan layout, where a large living room seamlessly flows into a versatile dining and family room, creating an ideal space for both relaxing and entertaining. The heart of the home is the extended kitchen and dining area, thoughtfully designed with ample work surfaces and storage, making it a pleasure for any home cook or host. A large guest cloakroom adds further practicality to the ground floor, while a side store and utility area provide additional storage and lead directly to the single garage, ensuring there is plenty of space for family needs. Upstairs, you will find four generously sized bedrooms, each offering comfortable accommodation for family members or guests. All bedrooms are serviced by a substantial family bathroom, which is well-appointed and designed to accommodate busy mornings with ease.



The property also benefits from a driveway with space for multiple vehicles, providing off-road parking for the whole family or visiting guests. This well-presented home is an excellent opportunity for buyers seeking a spacious and versatile property in a sought-after Solihull location, with the added benefit of no upward chain for a straightforward purchase process. Early viewing is highly recommended to fully appreciate all that this wonderful family home has to 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: E

Tenure: Freehold



- Four Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Walking Distance To Solihull Train Station And Solihull Town Centre
- Thoughtfully Extended Open-Plan Kitchen / Dining Area
- Abundance Of Natural Light Throughout
- Two Additional Reception Rooms
- Four Generously Sized Bedrooms
- Large Family Bathroom
- Superb Private Rear Garden
- Driveway Leading To Single Garage



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

15' 0" x 11' 8" (4.56m x 3.56m)

DINING / FAMILY ROOM

13' 4" x 11' 8" (4.06m x 3.56m)

KITCHEN / DINING AREA

26' 10" x 12' 10" (8.17m x 3.91m)

UTILITY AREA

10' 1" x 9' 8" (3.08m x 2.95m)

WC

SIDE STORE

29' 9" x 6' 2" (9.07m x 1.89m)

INTEGRAL GARAGE

18' 10" x 8' 3" (5.73m x 2.52m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 9" x 10' 11" (4.80m x 3.33m)

BEDROOM TWO

12' 10" x 11' 11" (3.92m x 3.64m)

BEDROOM THREE

9' 11" x 9' 3" (3.02m x 2.81m)

BEDROOM FOUR

8' 2" x 7' 3" (2.48m x 2.22m)

BATHROOM

12' 10" x 5' 10" (3.90m x 1.77m)

**EAVES STORAGE**

11' 9" x 8' 6" (3.57m x 2.58m)

TOTAL SQUARE FOOTAGE

195.0 sq.m (2098 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****ITEMS INCLUDED IN THE SALE**

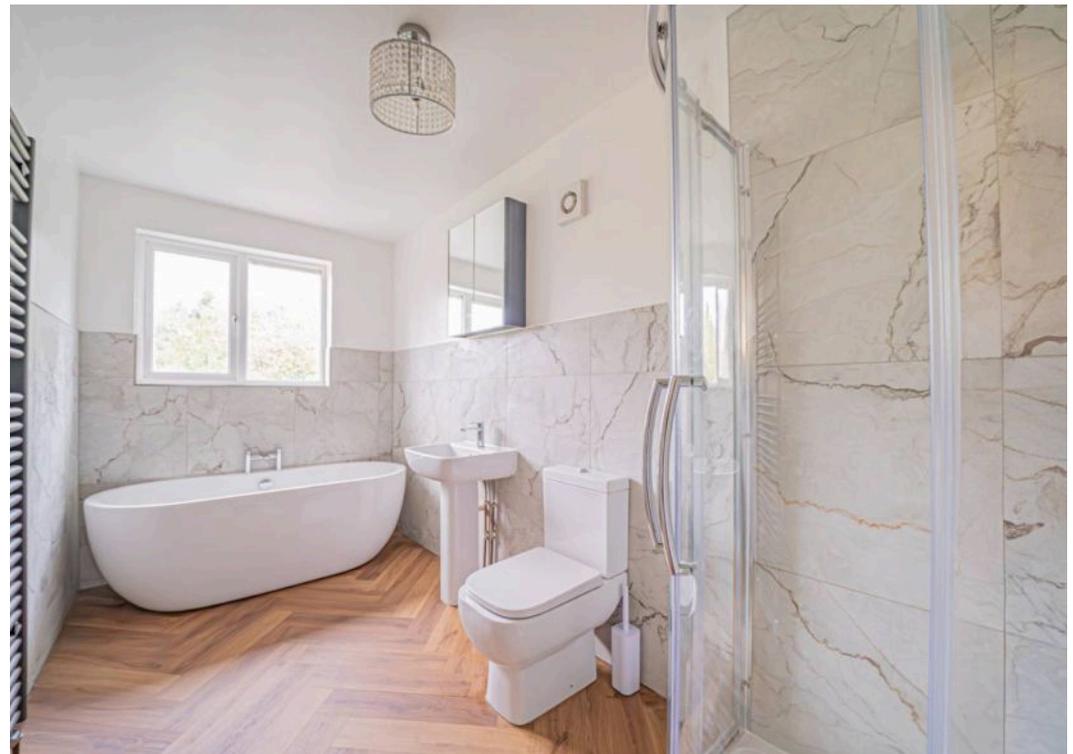
Free-standing cooker, kitchen extractor, fridge, all carpets, some curtains, all light fittings, fitted wardrobes in one bedroom and greenhouse.

ADDITIONAL INFORMATION

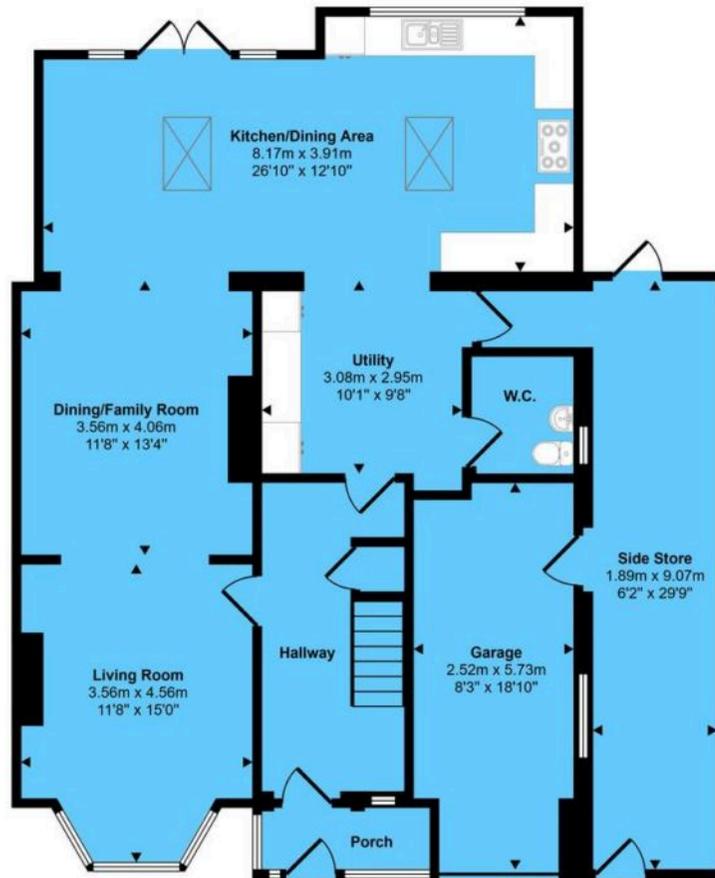
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

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.

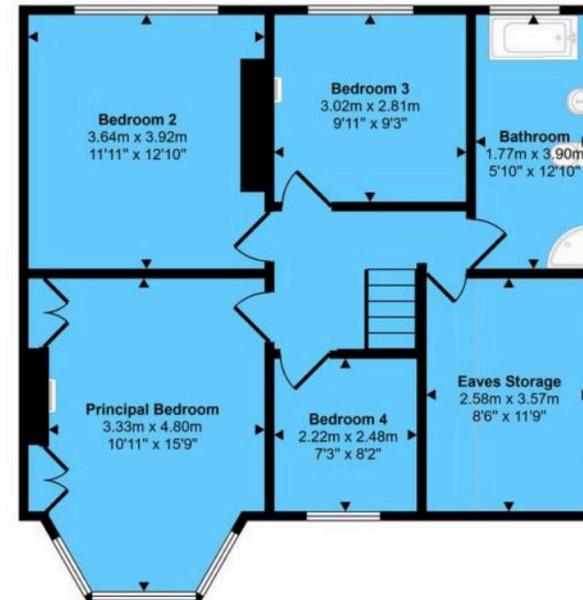


Approx Gross Internal Area
195 sq m / 2098 sq ft



Ground Floor
Approx 125 sq m / 1350 sq ft

 Denotes head height below 1.5m



First Floor
Approx 70 sq m / 749 sq ft

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.

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