



**Streetsbrook Road, Solihull**

Guide Price £900,000







## PROPERTY OVERVIEW

This impressive five bedroom detached family home offers an exceptional opportunity for growing families seeking space, versatility, and a prime location off a quiet service road close to Solihull Town Centre and highly regarded local schools. Significantly extended to provide generous living accommodation, the property is set over three floors and still offers further scope for extension if required ( with previous drawings available subject to necessary planning permission). The home is accessed via a welcoming entrance hallway, which leads through to three spacious reception rooms comprising a large dining room, a spacious lounge, and a bright conservatory, providing ample space for both formal entertaining and relaxed family living. The fitted kitchen/diner is well appointed, offering plenty of worktop and storage space, ideal for busy family routines or social gatherings. A guest cloakroom and access to a double garage add further practicality to the ground floor.







On the first floor, there are four generously sized bedrooms, all served by a well-equipped family bathroom and shower room ensuring convenience for larger families or visiting guests. The second floor boasts a large double bedroom flooded with natural light, complete with its own shower room, creating a perfect retreat for older children or guests. The property features a driveway providing off-road parking for multiple vehicles, adding to the convenience for families with several cars or visitors. With its spacious and flexible layout, high-quality finishes, and sought-after location, this family home represents a rare opportunity to acquire a substantial residence in one of Solihull's most desirable areas. Early viewing is highly recommended to fully appreciate the space, potential, and lifestyle 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: F

Tenure: Freehold







- Five Bedroom Detached Family Home
- Prime Location Close To All Local Amenities & Schools
- Set Over Three Floors
- Significantly Extended With Scope For Further Extension STPP
- Three Large Reception Rooms
- Fitted Kitchen / Diner
- Five Generously Sized Bedrooms
- Two Shower Rooms & Bathroom

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **DINING ROOM**

12' 10" x 14' 4" (3.91m x 4.36m)

#### **LOUNGE**

13' 0" x 14' 4" (3.95m x 4.38m)

#### **CONSERVATORY**

21' 7" x 9' 2" (6.59m x 2.79m)

#### **KITCHEN/DINER**

17' 4" x 11' 1" (5.29m x 3.38m)

#### **WC**

#### **INTEGRAL DOUBLE GARAGE**

14' 0" x 15' 10" (4.27m x 4.82m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

13' 7" x 14' 5" (4.14m x 4.40m)

#### **BATHROOM**

7' 8" x 8' 4" (2.34m x 2.55m)

#### **BEDROOM TWO**

12' 7" x 15' 0" (3.84m x 4.58m)

#### **BEDROOM THREE**

12' 4" x 11' 7" (3.76m x 3.52m)

#### **SHOWER ROOM**

7' 5" x 7' 1" (2.25m x 2.17m)





#### **BEDROOM FOUR**

9' 7" x 7' 9" (2.93m x 2.35m)

#### **SECOND FLOOR**

#### **BEDROOM FIVE**

9' 1" x 19' 3" (2.77m x 5.86m)

#### **SHOWER ROOM**

8' 4" x 5' 6" (2.54m x 1.68m)

#### **TOTAL SQUARE FOOTAGE**

217.0 sq.m (2338 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

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

#### **LANDSCAPED REAR GARDEN**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, garden shed, electric garage door, all carpets and curtains, some blinds, some 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.



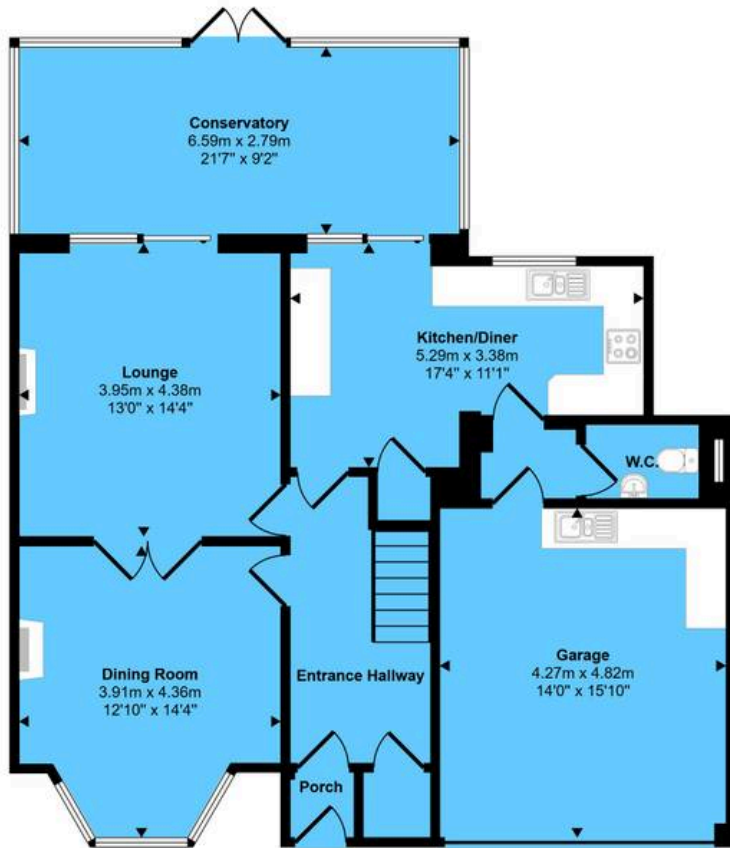






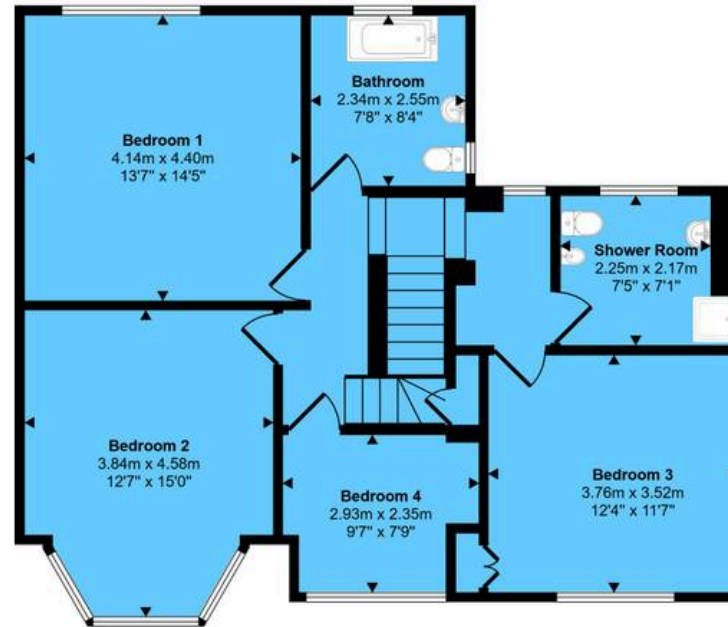


Approx Gross Internal Area  
217 sq m / 2338 sq ft

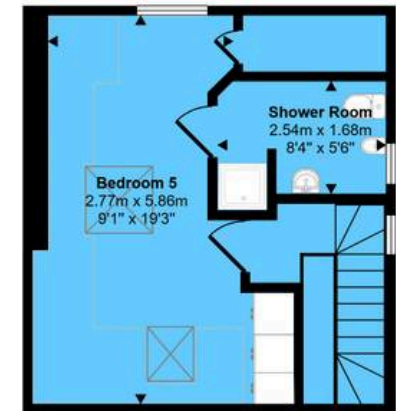


Ground Floor  
Approx 106 sq m / 1141 sq ft

Denotes head height below 1.5m



First Floor  
Approx 81 sq m / 868 sq ft



Second Floor  
Approx 31 sq m / 329 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.

# Xact Homes

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