



Miall Park Road, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached family home is beautifully presented throughout and flooded with natural light, offering a perfect blend of comfort and style for modern family living. The property has been thoughtfully extended, creating a spacious and versatile layout that caters to a range of lifestyles. Upon entering, you are welcomed by a bright entrance hallway that leads to the heart of the home - a superb open plan kitchen/dining room. This impressive space is bathed in sunlight, boasts excellent views of the rear garden, and features ample work surfaces along with a striking gable ceiling, making it ideal for both every-day living and entertaining. Two versatile reception rooms provide flexible options to be used as a family room or a formal dining room, ensuring there is plenty of space for relaxation and social gatherings. The garage has been cleverly converted into a superb home office (perfect for remote workers) and a practical laundry room, adding to the property's appeal for those seeking a dedicated workspace. Completing the ground floor is a guest cloakroom and a utility room, offering further convenience for busy households.



Upstairs, you will find three generously sized double bedrooms, all serviced by a well-appointed family bathroom. Each bedroom offers ample space for storage and relaxation, making them ideal for growing families or those who require guest accommodation. The property also benefits from a large driveway providing parking for multiple vehicles (a rare find in this sought-after area). Situated in a great location close to all local amenities and excellent schools, this home is perfectly positioned for families seeking both convenience and a welcoming community atmosphere. With its thoughtful extensions, high-quality finishes, and abundance of natural light, this property truly stands out as a wonderful family home ready to move into and enjoy. Early viewing is highly recommended to fully appreciate all that this exceptional property 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





- Delightful Three Bedroom Semi-Detached Family Home
- Thoughtfully Extended Creating A Versatile Living Space
- Beautifully Presented Throughout
- Superb Extended Kitchen/Dining Room With Impressive Gable Ceiling
- Flooded With Natural Light
- Two Large & Versatile Reception Rooms
- Home Office, Laundry Room & Utility
- Three Generously Sized Bedrooms
- Well Maintained Rear Garden & Large Driveway
- New Roof Fitted November 2025 & New Worcester Boiler Fitted January 2025

PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM ONE

13' 4" x 14' 10" (4.06m x 4.53m)

RECEPTION ROOM TWO

13' 9" x 14' 5" (4.18m x 4.40m)

HOME OFFICE

7' 1" x 8' 5" (2.17m x 2.57m)

KITCHEN/DINING ROOM

10' 9" x 16' 7" (3.27m x 5.06m)

LAUNDRY ROOM

6' 4" x 13' 5" (1.94m x 4.09m)

UTILITY

7' 2" x 5' 3" (2.18m x 1.60m)

SIDE PASSAGE

3' 7" x 18' 7" (1.09m x 5.67m)



FIRST FLOOR

BEDROOM ONE

13' 7" x 15' 7" (4.15m x 4.75m)

BEDROOM TWO

13' 7" x 15' 3" (4.13m x 4.65m)

BEDROOM THREE

10' 7" x 8' 10" (3.23m x 2.70m)

BATHROOM

6' 10" x 13' 5" (2.08m x 4.09m)

TOTAL SQUARE FOOTAGE

157.0 sq.m (1694 sq.ft) approx.

OUTSIDE THE PROPERTY

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker, Rangemaster extractor, Bosch dishwasher, two garden sheds, greenhouse, all carpets, curtains, blinds and light fittings, CCTV, outside electric point (front and back) and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - cable (there is also a sky dish which the vendors will be leaving). Loft space - fully insulated.

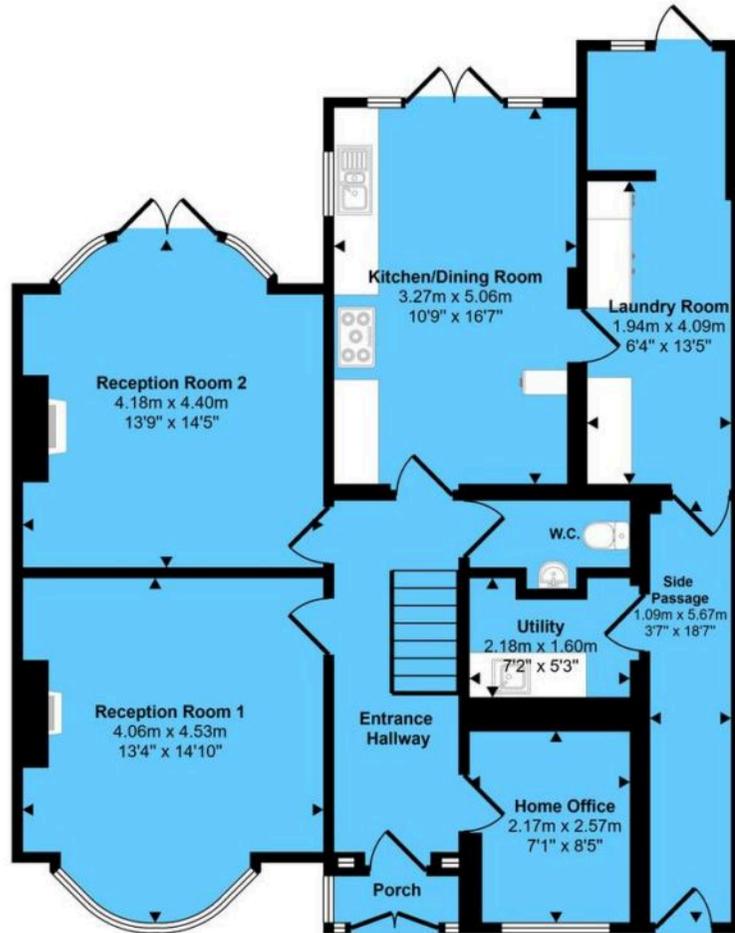


INFORMATION FOR POTENTIAL BUYERS

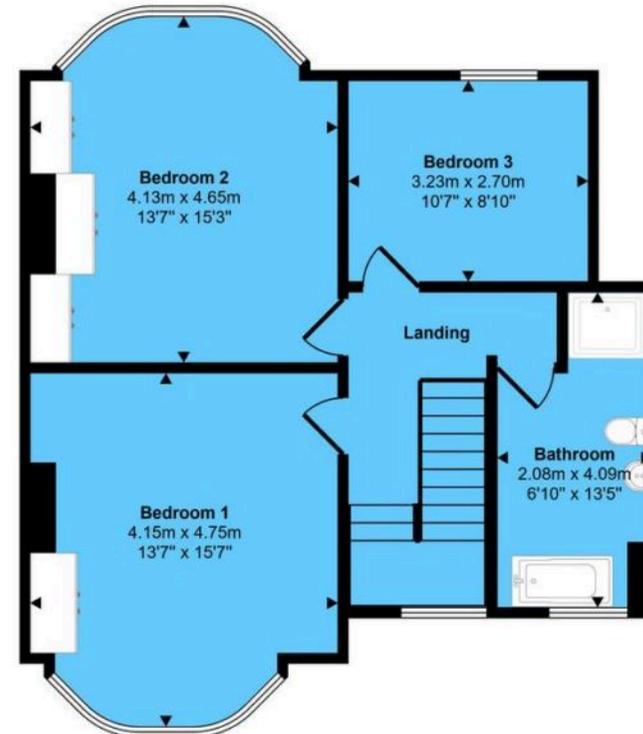
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
157 sq m / 1694 sq ft



Ground Floor
Approx 94 sq m / 1014 sq ft



First Floor
Approx 63 sq m / 681 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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