



Streetsbrook Road, Solihull

Guide Price £875,000





PROPERTY OVERVIEW

This delightful five bedroom detached family home is beautifully presented throughout and has been thoughtfully extended to create an impressive and versatile living space set over three floors.

Upon entering, you are welcomed by a spacious hallway that sets the tone for the rest of the property. The heart of the home is a superb open-plan kitchen and dining area, featuring bi-fold doors and a skylight that allows natural light to flood the space, making it ideal for both everyday living and entertaining.

Two large and versatile reception rooms provide ample flexibility for family life, with one currently serving as a generous living room and the other as a dining room or family room, depending on your needs. A practical utility / side store leads to a guest cloakroom and provides access to the single garage, offering additional convenience and storage.



The first floor comprises four generously sized bedrooms, including a principal bedroom complete with a stylish en-suite shower room, while the remaining bedrooms are served by a large, contemporary family bathroom. The second floor offers a spacious double bedroom, modern shower room, dedicated home office, and eaves storage, perfect for those who work from home or require a quiet study space.

The property is situated in a highly sought-after location close to Solihull town centre, providing excellent access to a wide range of amenities, schools, and transport links.



This is a truly wonderful family home that combines elegant design, flexible accommodation, and a prime location, making it an exceptional opportunity for those seeking a high quality property in this popular area.

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



- Extended Five Bedroom Detached Home Set Over Three Floors
- Open-Plan Kitchen / Dining Area With Bi-Fold Doors & Skylight
- Two Versatile Reception Rooms, Currently Utilised As A Living Room & A Dining / Family Room
- Utility / Side Store, Guest Cloakroom & Single Garage
- To The First Floor Are Four Bedrooms Which Are Served By Two Bathrooms, One Of Which Is Ensuite To The Principal Bedroom
- To The Second Floor Is A Further Double Bedroom, Shower Room & Home Office Plus Eaves Storage
- Sought-After Location Near Solihull Town Centre



ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

17' 9" x 13' 0" (5.40m x 3.97m)

DINING / FAMILY ROOM

14' 10" x 12' 6" (4.53m x 3.80m)

KITCHEN / DINING AREA

22' 4" x 14' 8" (6.80m x 4.47m)

UTILITY / SIDE STORE

22' 11" x 4' 8" (6.99m x 1.41m)

WC

INTEGRAL GARAGE

15' 5" x 7' 11" (4.71m x 2.41m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 4" x 12' 10" (4.68m x 3.91m)

ENSUITE

9' 6" x 4' 11" (2.89m x 1.51m)

BEDROOM TWO

17' 3" x 12' 10" (5.26m x 3.92m)

BEDROOM THREE

15' 4" x 12' 2" (4.67m x 3.71m)

BEDROOM FOUR

12' 6" x 7' 1" (3.80m x 2.15m)

BATHROOM

16' 3" x 7' 1" (4.96m x 2.16m)

SECOND FLOOR

BEDROOM FIVE

19' 11" x 12' 0" (6.06m x 3.67m)

SHOWER ROOM

7' 7" x 4' 10" (2.32m x 1.47m)

**OFFICE**

6' 6" x 5' 10" (1.99m x 1.78m)

EAVES STORAGE**TOTAL SQUARE FOOTAGE**

235.0 sq.m (2530 sq.ft) approx.

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

Free-standing cooker, kitchen extractor, dishwasher, all carpets, all blinds, all light fittings, Ring doorbell, garden shed, electric garage door and a 2026 electric car charging point.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers, electricity and gas. Broadband - fibre.

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
235 sq m / 2530 sq ft



Ground Floor
Approx 109 sq m / 1178 sq ft

First Floor
Approx 90 sq m / 965 sq ft

Second Floor
Approx 36 sq m / 387 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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