



Luddington Road, Solihull

Guide Price £675,000





## PROPERTY OVERVIEW

This immaculately presented six bedroom detached family home offers an exceptional opportunity for those seeking a spacious and versatile residence in a highly sought-after location, close to local schools and amenities. Significantly extended to provide ample living space for larger families, the property is flooded with natural light throughout, creating a welcoming and airy atmosphere.

Upon entering, you are greeted by a wide and inviting entrance hallway, setting the tone for the rest of the home. The substantial living room is generously proportioned and filled with natural light, creating a bright and comfortable space for relaxation or entertaining. Two further reception rooms provide flexible options, including a formal dining room ideal for family gatherings and a large, adaptable, dual aspect garden / family room that can be tailored to suit your needs.

The open plan kitchen / dining room is thoughtfully designed with generous work surfaces and integrated appliances, making it perfect for both everyday living and entertaining, while a separate utility area adds convenience. Completing the ground floor is a sizeable integral garage, providing secure parking or additional storage, and a guest cloakroom for added practicality.





Upstairs, six generously sized bedrooms await, each offering ample space for family members or guests. The principal bedroom is a true retreat, featuring a walk-in dressing area and a contemporary en-suite shower room. The remaining bedrooms are all serviced by a large, modern family bathroom, ensuring comfort and convenience for all.

The property also benefits from a substantial driveway to the front, providing off-road parking for multiple vehicles (ideal for busy households or visiting guests).

Early viewing is essential to fully appreciate the quality, space, and versatility this impressive home has to offer. With its excellent location, expansive accommodation, and high standard of presentation, this property is sure to attract strong interest from discerning buyers seeking their next family home, presenting an outstanding opportunity to secure a truly exceptional property.

#### 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





- Six Bedroom Detached Family Home
- Significantly & Thoughtfully Extended
- Set On A Quiet Road Close To All Local Amenities & Schools
- Abundance Of Natural Light Throughout
- Three Large Reception Rooms
- Spacious Kitchen / Dining Room
- Six Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Well-Maintained Rear Garden



## **ENTRANCE HALLWAY**

### **WC**

### **LIVING ROOM**

16' 2" x 11' 7" (4.93m x 3.52m)

### **KITCHEN / DINING ROOM**

14' 10" x 12' 3" (4.53m x 3.74m)

### **UTILITY AREA**

5' 10" x 5' 1" (1.79m x 1.54m)

### **DINING ROOM**

14' 3" x 8' 8" (4.35m x 2.65m)

### **GARDEN / FAMILY ROOM**

14' 8" x 14' 3" (4.48m x 4.35m)

### **INTEGRAL GARAGE**

20' 10" x 14' 6" (6.36m x 4.43m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 7" x 10' 11" (3.52m x 3.32m)

### **DRESSING AREA**

5' 8" x 3' 5" (1.73m x 1.05m)

### **ENSUITE**

6' 4" x 6' 1" (1.92m x 1.85m)

### **BEDROOM TWO**

14' 10" x 10' 10" (4.51m x 3.29m)

### **BEDROOM THREE**

14' 6" x 10' 6" (4.41m x 3.21m)

### **BEDROOM FOUR**

15' 4" x 8' 10" (4.67m x 2.70m)

### **BEDROOM FIVE**

11' 11" x 8' 0" (3.62m x 2.43m)

### **BEDROOM SIX**

8' 11" x 6' 6" (2.73m x 1.97m)

### **BATHROOM**

11' 1" x 8' 2" (3.38m x 2.49m)

**TOTAL SQUARE FOOTAGE**

209.0 sq.m (2246 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING****GARDEN****ITEMS INCLUDED IN THE SALE**

AEG integrated oven, Neff integrated hob, Smeg extractor, all carpets, some curtains, some light fittings, fitted wardrobes in one bedroom, smoke and heat detector and garden shed.

**ADDITIONAL INFORMATION**

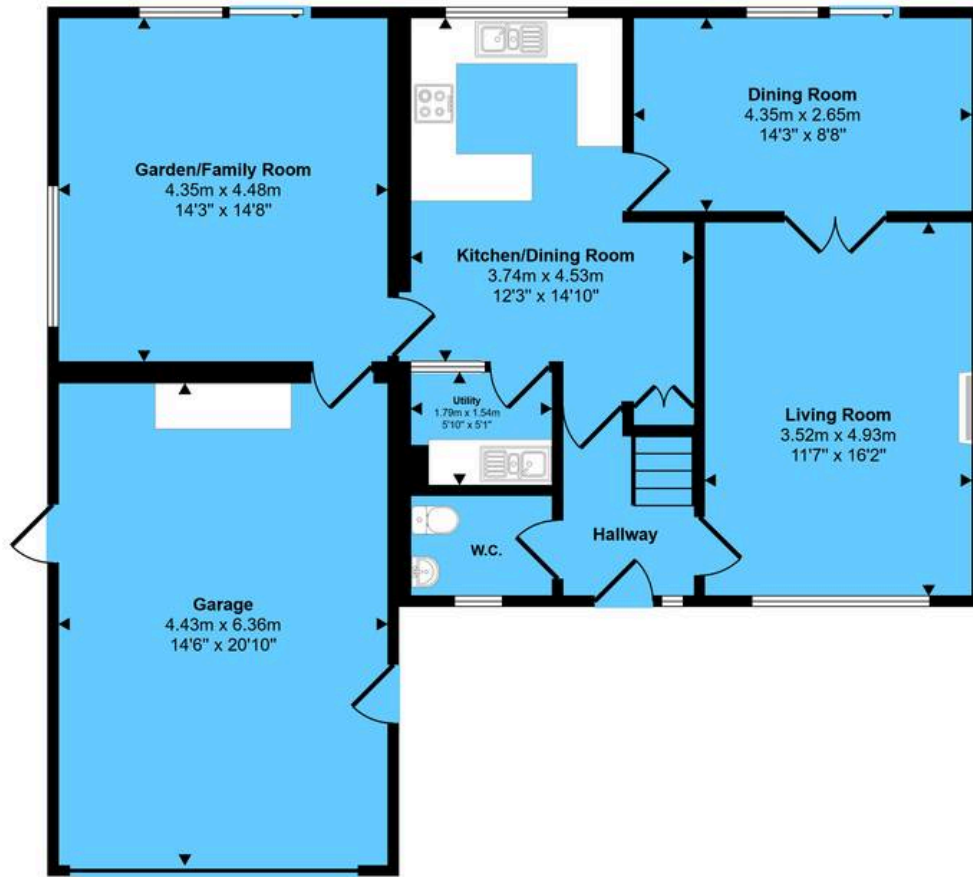
Services - direct mains water (with water meter), sewers, electricity and gas. Loft - partially boarded.

**INFORMATION FOR POTENTIAL BUYERS**

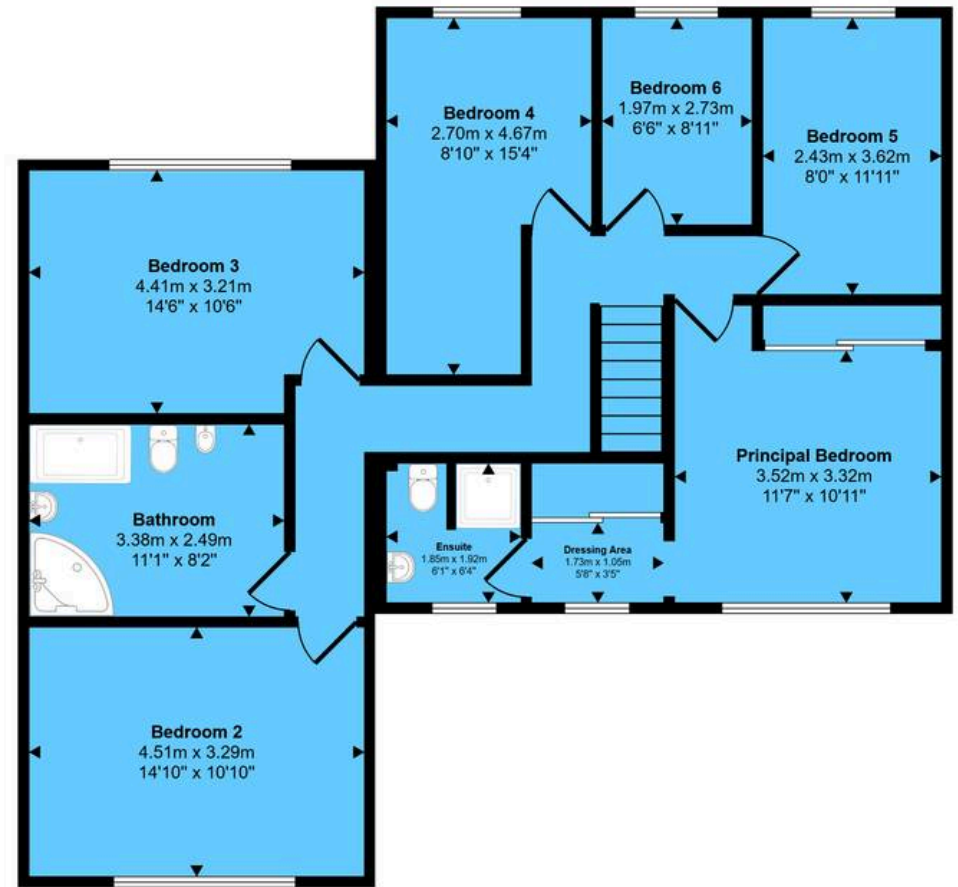
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
209 sq m / 2246 sq ft



Ground Floor  
Approx 108 sq m / 1167 sq ft



First Floor  
Approx 100 sq m / 1079 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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