



Spilsbury Croft, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

This beautifully presented three bedroom detached family home is situated on a quiet cul-de-sac, conveniently close to local amenities and sought-after schools. Significantly extended and thoughtfully remodelled throughout, the property is accessed via a welcoming entrance hallway, which leads to a guest cloakroom for added convenience. The heart of the home is a stunning open plan kitchen/dining room, featuring fully integrated appliances and an abundance of natural light, creating an inviting space for family gatherings and entertaining. The large living room seamlessly flows into an impressive garden room, enhanced by bifold doors that open to the rear, allowing sunlight to flood the space and creating a bright, airy atmosphere. The former double garage has been expertly converted to provide a spacious home office, ideal for remote working, as well as a versatile utility and store room, ensuring ample storage and functionality. Upstairs, the property offers three generously sized double bedrooms.





The principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the remaining bedrooms are serviced by a modern family bathroom, complete with a freestanding bath and separate shower. The home is finished to a high standard throughout, with quality fixtures and fittings, and is further complemented by a private driveway providing parking for multiple vehicles and a well manicured rear garden featuring Italian porcelain tiles and sun trap patio area. This exceptional property combines flexible living spaces, contemporary design, and a prime location, making it an ideal choice for families seeking a move-in ready home with outstanding versatility and comfort.

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





- Beautifully Presented Three Bedroom Detached Family Home
- Significantly Extended & Thoughtfully Remodeled
- Set On A Quiet Cul-De-Sac Close To Local Amenities & Schools
- Stunning Open Plan Kitchen / Dining Room
- Large Living Room With Extended Garden Room
- Abundance Of Natural Light Throughout
- Three Generous Bedrooms
- Modern Family Bathroom & En-Suite
- Large Home Office & Utility & Store Room
- Finished To A High Specification Throughout

ENTRANCE HALLWAY

WC

LIVING ROOM

14' 10" x 11' 9" (4.52m x 3.57m)

GARDEN ROOM

12' 4" x 7' 0" (3.77m x 2.14m)

HOME OFFICE

7' 1" x 16' 1" (2.17m x 4.90m)

KITCHEN/DINING ROOM

KITCHEN AREA

16' 8" x 10' 4" (5.09m x 3.16m)

DINING AREA

16' 4" x 9' 6" (4.98m x 2.90m)

UTILITY & STORE ROOM

5' 7" x 15' 4" (1.71m x 4.68m)



FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 11' 2" (4.41m x 3.41m)

WALK IN WARDROBE

ENSUITE

5' 11" x 8' 4" (1.80m x 2.55m)

BEDROOM TWO

11' 6" x 10' 8" (3.50m x 3.26m)

BEDROOM THREE

11' 10" x 9' 4" (3.60m x 2.85m)

BATHROOM

9' 9" x 6' 2" (2.97m x 1.88m)

TOTAL SQUARE FOOTAGE

152.0 sq.m (1638 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, extractor, AEG integrated microwave, AEG integrated fridge/freezer, AEG integrated dishwasher, all carpets, blinds and light fittings, car charging point (fitted 2023) and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space part boarded.

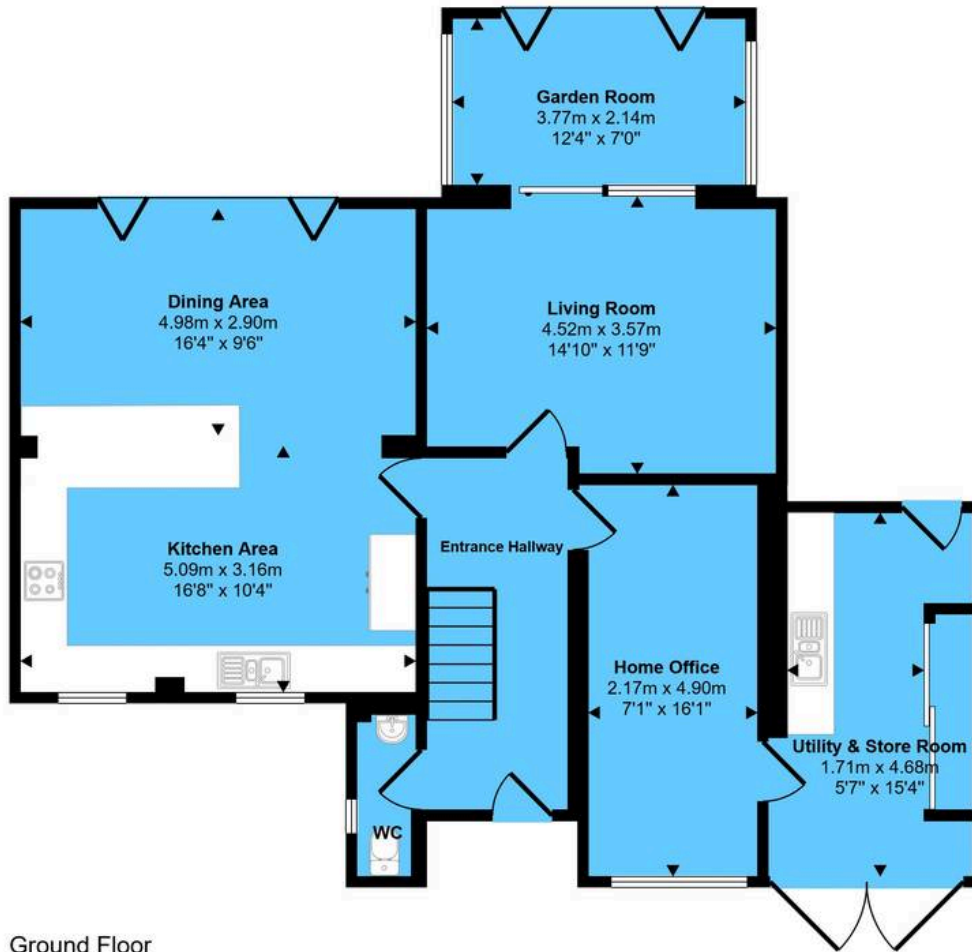


INFORMATION FOR POTENTIAL BUYERS

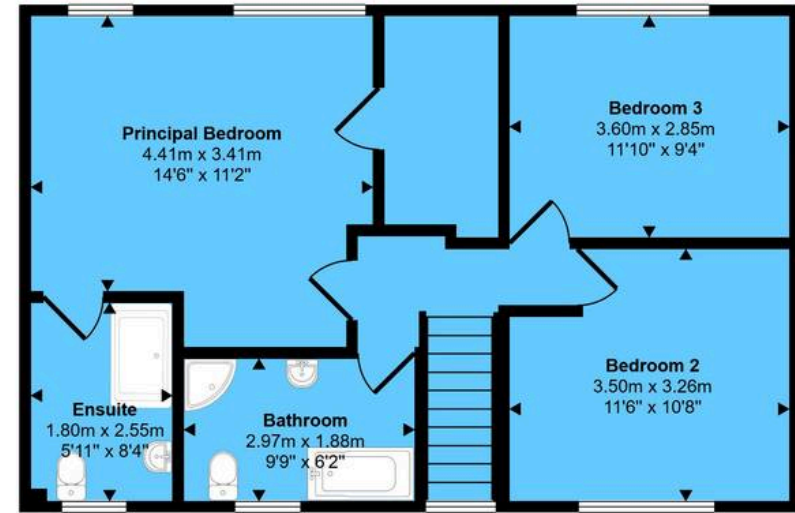
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
152 sq m / 1638 sq ft



Ground Floor
Approx 92 sq m / 991 sq ft



First Floor
Approx 60 sq m / 647 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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