



Dingle Lane, Solihull

Guide Price **£965,000**





PROPERTY OVERVIEW

This exceptional five bedroom detached family home presents a rare opportunity to acquire a significantly extended and thoughtfully remodelled residence, offering a wealth of versatile living space in a prime location opposite highly sought-after schools and within easy reach of Solihull town centre.

Set behind a secure gated entrance with ample parking, the property welcomes you via a spacious entrance hallway, where generous storage solutions are seamlessly integrated for practicality and style. The heart of the home is the superb open plan kitchen and dining room, boasting a modern fitted kitchen complete with fully integrated appliances, complemented by a practical utility room. This inviting space flows effortlessly into a cosy snug area, featuring a charming log burner and bifold doors that frame delightful views of the rear garden.



Two large reception rooms further enhance the flexibility of the ground floor layout. The main living room offers ample seating space for family gatherings or entertaining, while the versatile sitting room can easily be adapted as a children's playroom or a formal dining room, depending on your requirements.

Upstairs, the impressive accommodation continues with five bedrooms, four of which are generously sized doubles. Three of the bedrooms benefit from stylish en-suite facilities, ensuring privacy and convenience, while the remaining bedrooms are served by a contemporary family bathroom.



Throughout, the property is finished to a premium standard, with attention to detail evident in every aspect of its design and specification. The home's overall layout has been carefully considered to provide both comfort and practicality for modern family life, complemented by high quality fixtures and finishes.

Outside, the property enjoys a well-maintained south-westerly facing rear garden with an expansive patio seating area and established borders.

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

- Impressive Five Bedroom Detached Family Home
- Thoughtfully Extended & Remodelled
- Prime Location Opposite Tudor Grange School
- Superb Open Plan Kitchen / Dining Room / Snug
- Two Large Reception Rooms Offering Excellent Versatility
- Three En-Suites & Family Bathroom
- South-Westerly Facing Rear Garden
- Large Secure Gated Driveway





ENTRANCE HALLWAY

WC

LIVING ROOM

22' 10" x 12' 5" (6.95m x 3.78m)

SITTING ROOM

17' 8" x 14' 3" (5.39m x 4.34m)

KITCHEN / DINING ROOM / SNUG

34' 9" x 9' 10" (10.58m x 2.99m)

UTILITY ROOM

9' 7" x 5' 10" (2.91m x 1.79m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 2" x 13' 4" (4.32m x 4.06m)

ENSUITE

10' 9" x 4' 5" (3.28m x 1.34m)

BEDROOM TWO

12' 3" x 9' 10" (3.73m x 2.99m)

ENSUITE

8' 2" x 4' 2" (2.49m x 1.26m)

BEDROOM THREE

11' 7" x 10' 8" (3.52m x 3.25m)

ENSUITE

7' 3" x 4' 2" (2.21m x 1.26m)

BEDROOM FOUR

11' 10" x 11' 7" (3.61m x 3.52m)

BEDROOM FIVE

10' 1" x 7' 6" (3.07m x 2.28m)

BATHROOM

7' 5" x 6' 10" (2.25m x 2.08m)

TOTAL SQUARE FOOTAGE

208.0 sq.m (2239 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH WESTERLY FACING GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, dishwasher, all carpets, all curtains, all blinds, all light fittings and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

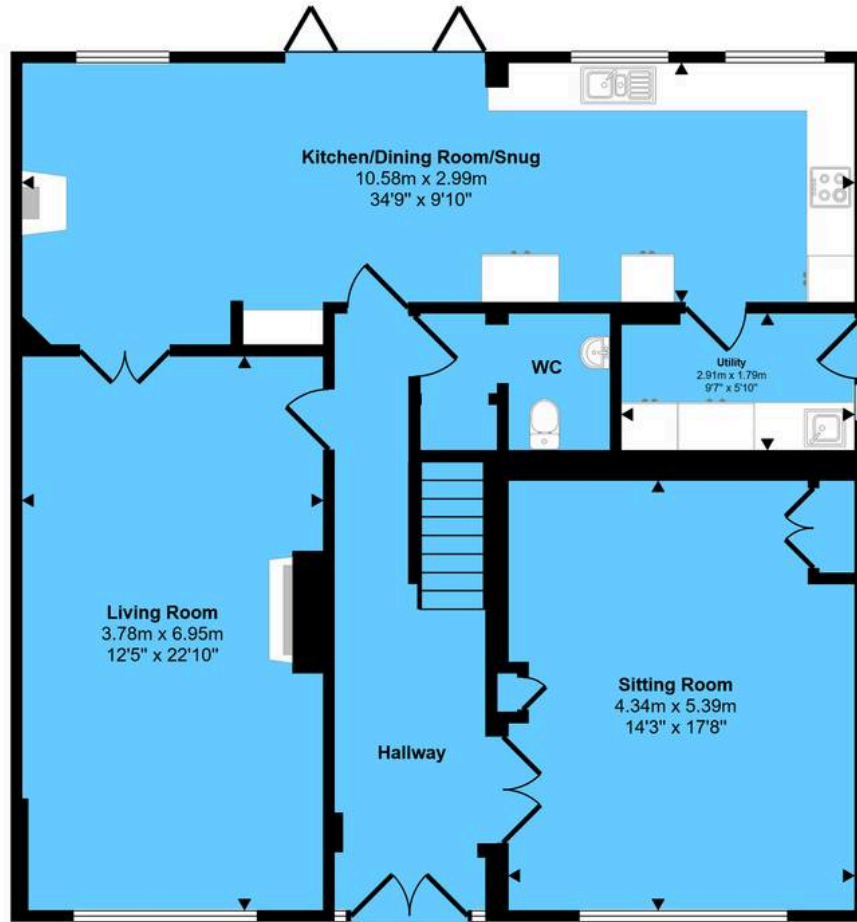
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

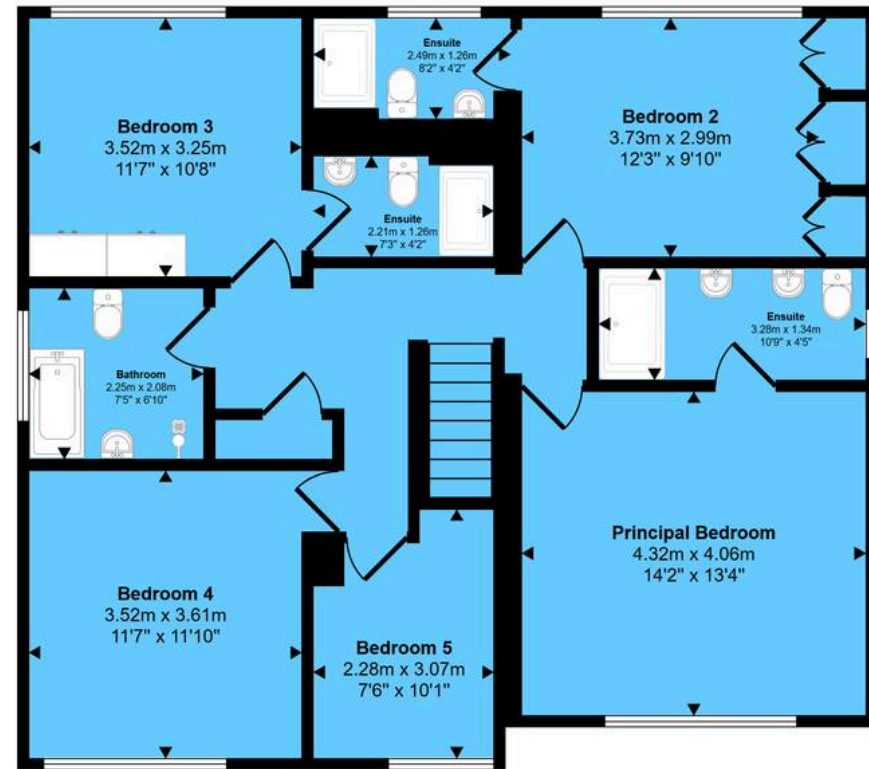
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
208 sq m / 2239 sq ft



Ground Floor
Approx 112 sq m / 1209 sq ft



First Floor
Approx 96 sq m / 1029 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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