



Whitefields Road, Solihull

Guide Price £785,000





PROPERTY OVERVIEW

This stunning four bedroom Edwardian semi-detached family home is set in a quiet cul de sac and highly sought after road in the heart of Solihull, offering a rare opportunity to acquire a property in such a prime location within easy walking distance of local amenities and excellent transport links. The home is beautifully presented and flooded with natural light throughout, showcasing a wealth of traditional features and original charm that blend seamlessly with the significant updates made by the current owners. The property is accessed via a welcoming entrance hallway that immediately sets the tone for the rest of the home, leading through to two large and versatile reception rooms. The first is a formal dining room, perfect for entertaining, with an impressive bay window that bathes the room in light, while the second reception is a spacious living room featuring wonderful views of the rear garden and a striking log burner that creates a cosy focal point. At the heart of the home is a truly exceptional open plan kitchen and breakfast room, which has been thoughtfully refurbished to a high standard. This bright and airy space benefits from double doors that open to the rear garden, allowing a seamless flow between inside and out (ideal for family gatherings or summer entertaining).



The kitchen itself is fitted with beautiful bespoke units and boasts stunning Amtico oak flooring that runs throughout, adding warmth and elegance. A practical utility room with side entrance provides additional convenience and storage. Upstairs, the accommodation continues to impress with three generously sized double bedrooms and a versatile single, each full of traditional features and large windows that enhance the feeling of space and light. The family bathroom services all bedrooms and is finished to a high standard, offering both style and functionality. Outside enjoys a beautiful private rear garden with well established borders and patio seating area. The property further benefits from a private driveway to the front, providing off-road parking for multiple vehicles. There is excellent scope for extension (subject to the necessary planning permissions), with a large loft space offering fantastic potential to create a fourth bedroom or additional living space if desired. This exceptional family home combines traditional character with contemporary living, all set in one of Solihull's most desirable residential locations, making it a truly special opportunity for discerning buyers.

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





- Stunning Four Bedroom Edwardian Semi-Detached Family Home
- Three Generously Sized Double Bedrooms & Versatile Single
- Full Of Traditional Features & Charm
- Abundance Of Natural Light Throughout
- Prime Location On A Quiet Cul de sac In The Heart Of Solihull & Within The Tudor Grange Academy Catchment Area
- Walking Distance To All Local Amenities, Shops & Transport Links
- Two Large & Versatile Reception Rooms
- Impressive Bespoke Fitted Kitchen / Breakfast Room
- Private & Well Maintained Rear Garden
- Scope To Extend Subject To Planning Permission

ENTRANCE HALLWAY

WC

LIVING ROOM

11' 9" x 16' 4" (3.59m x 4.97m)

DINING ROOM

13' 2" x 14' 9" (4.02m x 4.49m)

KITCHEN AREA

11' 9" x 19' 5" (3.58m x 5.93m)

BREAKFAST AREA

9' 1" x 6' 5" (2.76m x 1.95m)

UTILITY

5' 7" x 14' 1" (1.70m x 4.29m)



FIRST FLOOR

BEDROOM ONE

12' 1" x 15' 6" (3.68m x 4.73m)

BEDROOM TWO

11' 10" x 12' 10" (3.61m x 3.92m)

BEDROOM THREE

9' 6" x 11' 11" (2.89m x 3.62m)

BEDROOM FOUR

9' 6" x 8' 10" (2.90m x 2.68m)

BATHROOM

6' 3" x 7' 4" (1.90m x 2.24m)

TOTAL SQUARE FOOTAGE

151.0 sq.m (1625 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Underfloor heating (bathroom), all carpets and blinds, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - half 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
151 sq m / 1625 sq ft



Ground Floor
Approx 87 sq m / 937 sq ft

First Floor
Approx 64 sq m / 688 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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