



## Witherford Croft, Solihull

Guide Price £535,000





## PROPERTY OVERVIEW

We are delighted to present this exceptional four-bedroom semi-detached property, located on a peaceful and highly sought-after road. Boasting a previous extension, this property has been elegantly designed to provide a wonderful family home that seamlessly integrates spacious living areas with a cosy ambience. Upon entering the property, you are welcomed by a spacious entrance hallway that effortlessly connects the ground floor accommodation. The ground floor comprises a large living room that flows into a bright garden room offering picturesque views of the rear garden. A spacious dining room provides the perfect setting for family meals and entertaining guests. The fitted breakfast kitchen is modern and functional, offering ample storage space and convenient access to the garden. Additionally, a study and utility room connected to a store offer versatile spaces for working from home or extra storage. The first floor of the property features four generously sized bedrooms, including a large principal bedroom. All bedrooms are serviced by a well-appointed family bathroom, ensuring both comfort and convenience for the whole family. Externally, the property features a delightful rear garden that is mainly laid with lawn and features a charming patio seating area, ideal for al fresco dining and entertaining. To the front of the property, a driveway provides parking for multiple vehicles, offering ease of access for residents and guests alike.



#### 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

- Four Bedroom Semi-Detached Property
- Set On A Quiet Road In Solihull
- Previously Extended
- Open Plan Living / Garden Room
- Fitted Breakfast Kitchen
- Four Generously Sized Bedrooms
- Utility & Store Room
- Lawn Rear Garden
- Early Viewing Essential





#### **ENTRANCE HALLWAY**

#### **WC**

4' 7" x 2' 8" (1.39m x 0.82m)

#### **DINING ROOM**

15' 1" x 10' 6" (4.59m x 3.19m)

#### **LIVING ROOM**

13' 5" x 10' 0" (4.08m x 3.06m)

#### **GARDEN ROOM**

12' 2" x 8' 11" (3.71m x 2.72m)

#### **BREAKFAST KITCHEN**

16' 4" x 7' 9" (4.97m x 2.37m)

#### **STUDY**

8' 7" x 5' 11" (2.61m x 1.81m)

#### **UTILITY ROOM**

7' 5" x 5' 5" (2.26m x 1.64m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 8" x 10' 1" (4.77m x 3.07m)

#### **BEDROOM TWO**

13' 4" x 9' 11" (4.07m x 3.03m)

#### **BEDROOM THREE**

13' 4" x 10' 2" (4.06m x 3.09m)

#### **BEDROOM FOUR**

13' 0" x 7' 9" (3.95m x 2.35m)

#### **BATHROOM**

12' 0" x 6' 9" (3.66m x 2.05m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area: 145.0 sq.m. = 1561 sq.ft. approx.



## **OUTSIDE THE PROPERTY**

### **STORE**

9' 5" x 8' 2" (2.87m x 2.49m)

### **DELIGHTFUL REAR GARDEN**

### **ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, garden shed, all carpets and blinds, some curtains and light fittings and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

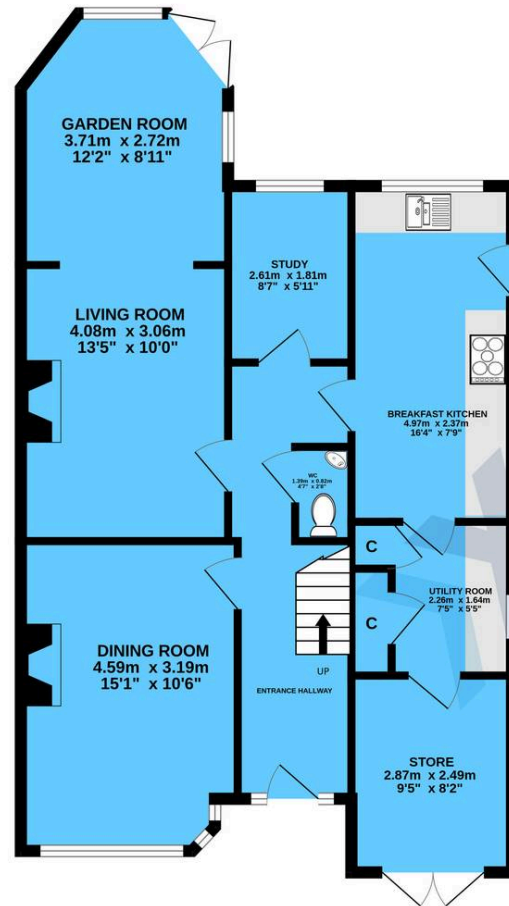
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

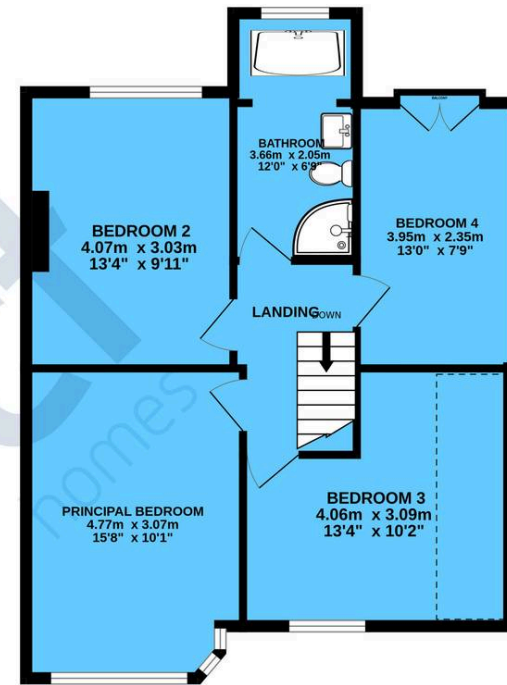
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR  
81.0 sq.m. (872 sq.ft.) approx.



1ST FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA: 145.0 sq.m. (1561 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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