



## Sambourn Close, Solihull

Guide Price £515,000



## PROPERTY OVERVIEW

This beautifully presented three bedroom detached family home is set within a quiet and highly sought after cul-de-sac, ideally positioned close to a wide range of local amenities and reputable schools. Significantly extended and thoughtfully remodelled, the property offers exceptional living space that is perfectly suited to modern family life. An inviting entrance hallway leads you into the heart of the home, where a stunning fitted kitchen awaits. The kitchen features high quality integrated appliances, a large central island that provides both seating and preparation space, and impressive skylights that allow an abundance of natural light to flood the area. Flowing seamlessly from the kitchen is a spacious dining area, ideal for both every-day family meals and entertaining guests. To the rear elevation, a generously proportioned living room offers a tranquil retreat, with sliding doors that provide a striking outlook and further enhance the sense of space and light. Additional ground floor accommodation includes a practical utility room with guest toilet, ensuring every-day convenience. Upstairs, the property continues to impress with three generously sized double bedrooms, each thoughtfully designed to provide comfort and flexibility for family living.



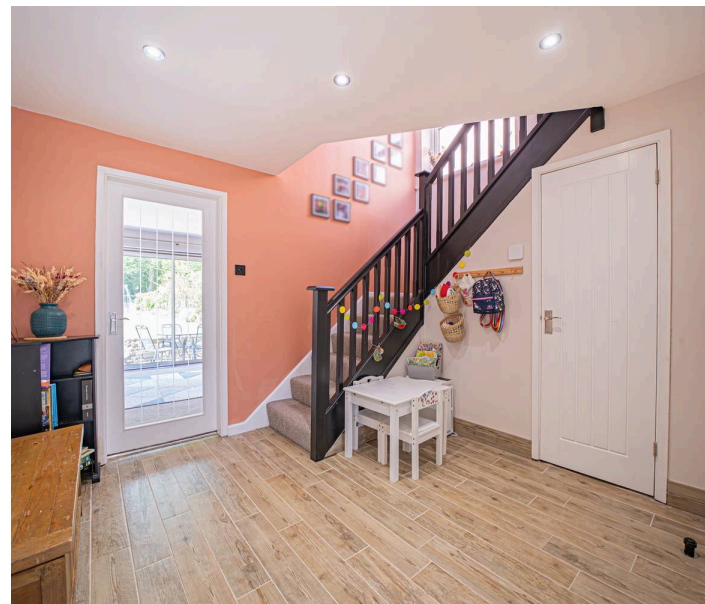
These bedrooms are serviced by a stylish and contemporary family bathroom, finished to a high standard. Outside enjoys a beautiful rear garden with an array of established shrubs and borders bathed in natural light all day. The property further benefits from a large driveway to the front, providing ample parking for multiple vehicles. Throughout, the home is filled with natural light and has been finished with a meticulous attention to detail, creating a welcoming and harmonious environment. This exceptional family home represents a rare opportunity to acquire a property of such quality in a prime location, and viewing is highly recommended to fully appreciate the space, style, and versatility on offer.

#### 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
- Extended & Thoughtfully Remodeled
- Set On A Quiet Cul-De-Sac
- Abundance Of Natural Light Throughout
- Underfloor Heating Downstairs
- Stunning Open Plan Kitchen / Diner
- Large Living Room With Garden Views
- Three Generously Sized Bedrooms
- Close To All Local Amenities & Schools
- Excellent Rear Garden With Patio & Driveway For Multiple Vehicles

#### **ENTRANCE HALLWAY**

#### **KITCHEN/DINING AREA**

11' 10" x 29' 9" (3.60m x 9.06m)

#### **LIVING ROOM**

19' 10" x 10' 8" (6.04m x 3.26m)

#### **INNER HALL**

#### **UTILITY/WC**

7' 4" x 5' 3" (2.23m x 1.59m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

11' 11" x 12' 4" (3.64m x 3.76m)

#### **BEDROOM TWO**

10' 4" x 14' 1" (3.15m x 4.28m)

#### **BEDROOM THREE**

9' 0" x 10' 8" (2.75m x 3.26m)

#### **BATHROOM**

7' 4" x 6' 10" (2.24m x 2.08m)

#### **TOTAL SQUARE FOOTAGE**

117.0 sq.m (1262 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **BEAUTIFUL REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Neff integrated oven, Neff integrated hob, Neff extractor, Bosch dishwasher, underfloor heating, garden shed, all carpets and blinds, wired in Ethernet directly to the living room and one bedroom (great internet speed) and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - part boarded.

### **INFORMATION FOR POTENTIAL BUYERS**

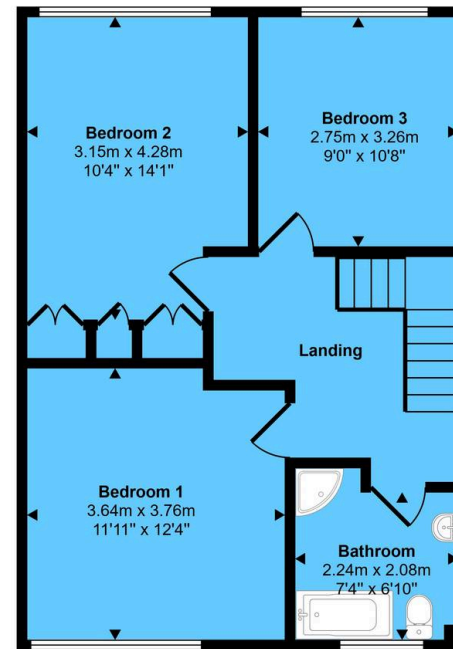
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
117 sq m / 1262 sq ft



Ground Floor  
Approx 64 sq m / 691 sq ft



First Floor  
Approx 53 sq m / 570 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**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

