



Whitefields Crescent, Solihull

Guide Price £795,000





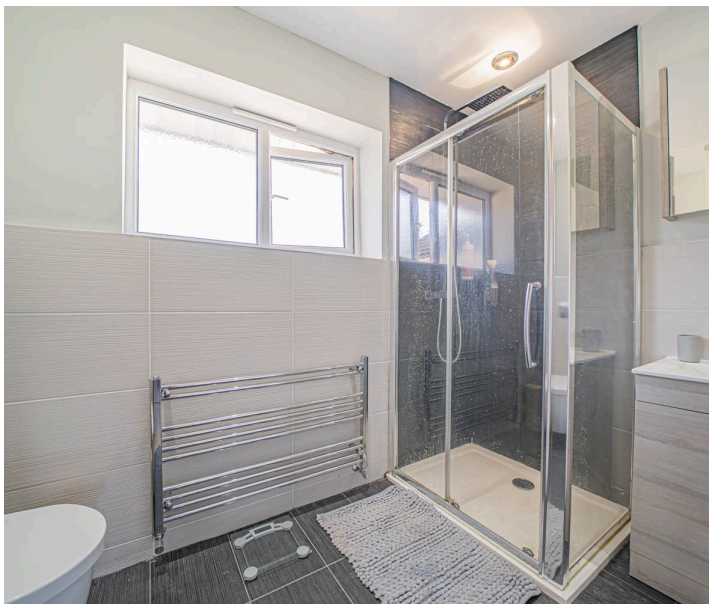
PROPERTY OVERVIEW

This beautifully presented and thoughtfully extended four bedroom detached family home is situated in a prime location in the heart of Solihull, set on a quiet cul-de-sac within walking distance of the town centre, highly regarded schools and a wide range of local amenities. The property is set on a large corner plot and offers excellent potential for extension subject to the necessary planning permissions.

Upon entering, you are greeted by a spacious entrance hallway which includes a guest cloakroom for added convenience. The large living room provides a welcoming and comfortable space for relaxation and entertaining, while the impressive open plan kitchen and dining room offers ample space for family gatherings and seamlessly connects to a bright garden room, creating a versatile area filled with natural light. A dedicated home office / study caters perfectly to those working remotely or seeking a quiet study area.

Upstairs, the property boasts four generously sized bedrooms, including a principal bedroom with its own en-suite shower room, providing privacy and comfort, while the remaining bedrooms are serviced by a well-appointed family bathroom. The home features an abundance of natural light throughout, enhancing the sense of space and warmth.

Additional practical features include an integral garage (ideal for secure parking or storage) and a large driveway, ensuring ample off-road parking for multiple vehicles.





This property has been maintained to a high standard throughout and offers a flexible layout well suited to modern family living, with the benefit of a well-maintained rear garden and patio seating area, perfect for relaxation or entertaining guests.

Combining a sought-after location with spacious, light-filled interiors and excellent connectivity to local amenities, this exceptional home presents an outstanding opportunity for families seeking comfort, convenience and quality in one of Solihull's most desirable residential areas. Early viewing is highly recommended to appreciate the full extent of what this superb family residence has to 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: F

Tenure: Freehold





- Extended Four Bedroom Detached Family Home
- Prime Location In The Heart Of Solihull
- Easy Walking Distance To All Local Amenities, Shops & Schools
- Abundance Of Natural Light Throughout
- Set On An Impressive Corner Plot
- Scope To Extend Subject To Necessary Planning Permissions
- Four Generously Sized Bedrooms
- Large Driveway & Integral Garage
- Early Viewing Essential



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

19' 9" x 13' 8" (6.02m x 4.16m)

KITCHEN / DINING ROOM

25' 4" x 11' 4" (7.73m x 3.46m)

GARDEN ROOM

10' 11" x 9' 11" (3.32m x 3.03m)

OFFICE / STUDY

11' 10" x 7' 6" (3.61m x 2.28m)

INTEGRAL GARAGE

16' 4" x 7' 8" (4.97m x 2.34m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 5" x 11' 10" (4.08m x 3.60m)

ENSUITE

7' 4" x 4' 0" (2.23m x 1.23m)

BEDROOM TWO

14' 1" x 11' 6" (4.28m x 3.51m)

BEDROOM THREE

11' 5" x 9' 5" (3.47m x 2.86m)

BEDROOM FOUR

10' 4" x 8' 4" (3.14m x 2.53m)

BATHROOM

8' 5" x 7' 7" (2.57m x 2.31m)

TOTAL SQUARE FOOTAGE

181.0 sq.m (1952 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster free-standing cooker, Rangemaster extractor, Hotpoint fridge/freezer (in garage), dishwasher, all light fittings, fitted wardrobes in three bedrooms, garden bar and electric garage door.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

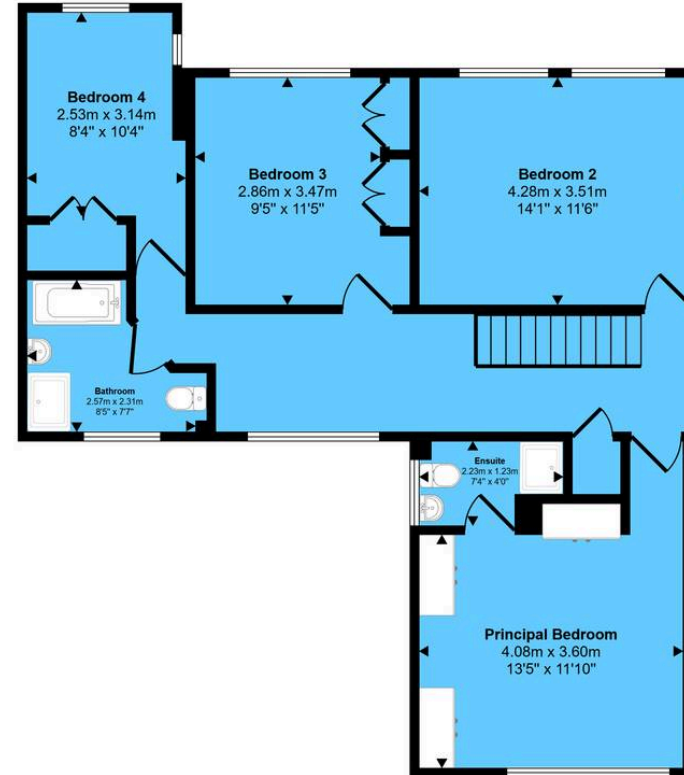
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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
181 sq m / 1952 sq ft



Ground Floor
Approx 101 sq m / 1087 sq ft



First Floor
Approx 80 sq m / 865 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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