



Woodside Way, Solihull

Guide Price £1,100,000





## PROPERTY OVERVIEW

Presenting an exceptional opportunity in one of Solihull's most sought-after locations, this delightful four bedroom detached dormer bungalow occupies a substantial and rarely available plot with outstanding views over open park land. Situated on a quiet and highly desirable road close to excellent schools and local amenities, the property is a true gem, offering superb scope for extension or redevelopment (subject to the necessary planning permission). Accessed via a welcoming entrance hallway, the accommodation is thoughtfully arranged to provide flexible and spacious living. The heart of the home is a large open plan kitchen and family room, beautifully flooded with natural light, creating a perfect space for both relaxed living and entertaining. Two further reception rooms include a spacious living room, which seamlessly flows into a formal dining area, both of which enjoy excellent views of the rear aspect. A generous home office is complemented by a guest cloakroom and utility area, providing convenience for modern family life or those working from home. The ground floor further features two bedrooms, including a superb principal bedroom with a well-appointed ensuite, as well as a contemporary family bathroom.





Upstairs, two excellent double bedrooms provide additional accommodation, ideal for family members or guests. Outside enjoys an enviable garden which is a true gardener's delight with an abundance of well established borders and expansive lawned area. The property also benefits from a large driveway suitable for multiple vehicles and a tandem garage, offering ample parking and storage solutions. This truly stunning home is ideal for downsizers seeking versatile single-level living, growing families looking for space and potential, or developers eager to maximise the exceptional plot. With its rare combination of location, outlook, and future potential, this property stands as one of Solihull's most exciting prospects and is not to be missed. Early viewing is highly recommended to appreciate the scope and quality 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: F

Tenure: Freehold





- Four Bedroom Detached Dormer Bungalow
- Occupying a Substantial Plot
- Situated On A Quiet & Highly Desirable Road, Close To Excellent Schools & Local Amenities
- Offering Scope For Extension Or Redevelopment (Subject To The Necessary Planning Permission)
- Open Plan Kitchen & Family Room
- Spacious Living Room & Formal Dining Room
- Two Bedrooms Downstairs & Two Upstairs, One With Ensuite
- Well Established Garden
- Tandem Garage & Driveway Parking For Multiple Vehicles
- Early Viewing Highly Recommended

#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

19' 8" x 14' 3" (5.99m x 4.35m)

#### **DINING AREA**

12' 6" x 14' 10" (3.82m x 4.51m)

#### **KITCHEN AREA**

18' 3" x 8' 10" (5.56m x 2.68m)

#### **FAMILY AREA**

11' 5" x 15' 10" (3.47m x 4.82m)

#### **HOME OFFICE**

5' 7" x 15' 1" (1.70m x 4.61m)

#### **INNER HALL**

#### **WC/UTILITY**

#### **INTEGRAL TANDEM GARAGE**

12' 11" x 37' 3" (3.94m x 11.36m)

#### **PRINCIPAL BEDROOM**

12' 2" x 14' 5" (3.71m x 4.39m)

#### **ENSUITE**

4' 10" x 7' 11" (1.48m x 2.42m)

**BEDROOM TWO**

8' 4" x 8' 9" (2.53m x 2.67m)

**BATHROOM**

5' 9" x 8' 3" (1.74m x 2.52m)

**FIRST FLOOR****BEDROOM THREE**

15' 0" x 12' 1" (4.57m x 3.68m)

**BEDROOM FOUR**

12' 4" x 12' 4" (3.77m x 3.77m)

**TOTAL SQUARE FOOTAGE**

242.0 sq.m (2610 sq.ft) approx.

**OUTSIDE THE PROPERTY****GATED SIDE ACCESS FOR ADDITIONAL PARKING****WELL ESTABLISHED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, fridge/freezer, dishwasher, garden shed, greenhouse, electric garage door, all carpets, curtains, blinds and light fittings and office work surfaces and shelves.

**ADDITIONAL INFORMATION**

Services - water on a meter, 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.



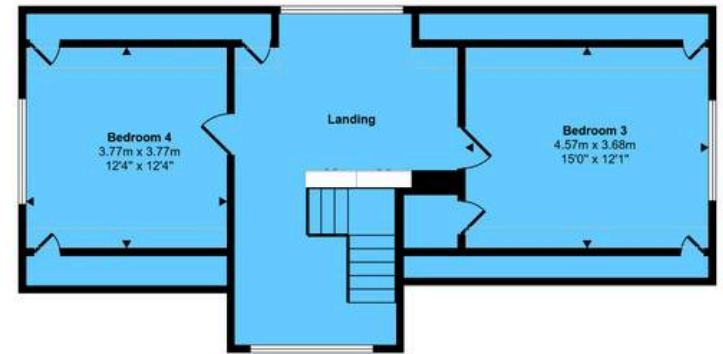


Approx Gross Internal Area  
242 sq m / 2610 sq ft



Ground Floor  
Approx 175 sq m / 1884 sq ft

Denotes head height below 1.5m



First Floor  
Approx 67 sq m / 726 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

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