



Valley Road, Solihull

Guide Price £375,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is set on a sought after road, close to all local amenities, and has been renovated to a high standard throughout. Accessed via an inviting entrance hallway, the property offers two spacious reception rooms. Large extended, dual aspect living room that is flooded with natural light, making it a versatile family space that can be adapted to suit a variety of needs. The heart of the home is the stunning open plan kitchen and dining room, complete with fully integrated appliances and offering delightful views of the rear garden. With its generous living accommodation, this property is perfect for growing families who appreciate both style and practicality. Upstairs, you will find two generously sized double bedrooms and a versatile single bedroom that could also serve as a home office or nursery. The contemporary family bathroom is finished to a high standard, complementing the overall quality of the home. Early viewing is essential to appreciate all that this impressive property has to offer. Outside, the property boasts a well maintained rear garden, providing an excellent space for both relaxation and entertaining. A paved patio area offers the ideal spot for outdoor dining or enjoying an evening drink, while secure fencing ensures peace of mind for families and pet owners alike.



To the front of the property, a spacious driveway provides off-road parking for multiple vehicles (a rare benefit in this desirable location), and there is side access to the rear garden for added convenience.

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: C

Tenure: Freehold

- Beautifully Presented Three Bedroom Semi-Detached Home
- Abundance Of Natural Light Throughout
- Close To All Local Amenities & Schools
- Thoughtfully Remodeled & Refurbished To A High Spec
- Two Spacious Reception Rooms
- Stunning Open Plan Kitchen & Dining Room
- Three Generous Bedrooms
- Private Rear Garden
- Driveway For Multiple Vehicles





PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

11' 6" x 21' 9" (3.51m x 6.62m)

DINING ROOM

9' 8" x 13' 3" (2.94m x 4.03m)

KITCHEN

18' 0" x 11' 11" (5.49m x 3.63m)

FIRST FLOOR

BEDROOM ONE

9' 10" x 13' 5" (3.00m x 4.09m)

BEDROOM TWO

9' 9" x 13' 7" (2.98m x 4.13m)

BEDROOM THREE

5' 7" x 8' 2" (1.69m x 2.50m)

BATHROOM

7' 7" x 7' 10" (2.30m x 2.40m)

TOTAL SQUARE FOOTAGE

98.0 sq.m (1060 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

PAVED PATIO AREA

ITEMS INCLUDED IN THE SALE

Extractor, fridge/freezer, dishwasher, washer/dryer, all blinds, some carpets and light fittings, CCTV and car charging point (fitted February 2026).

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

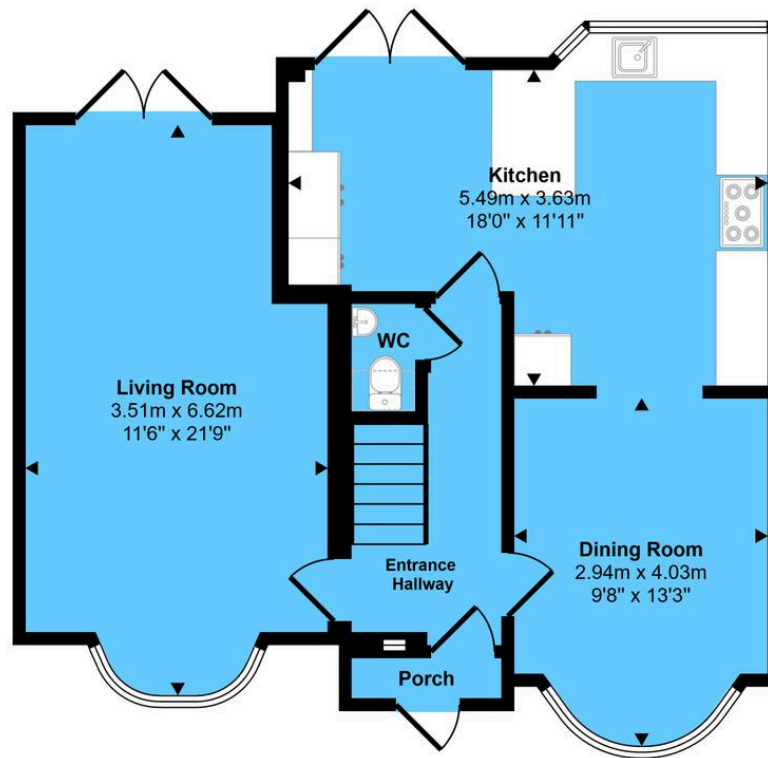
Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

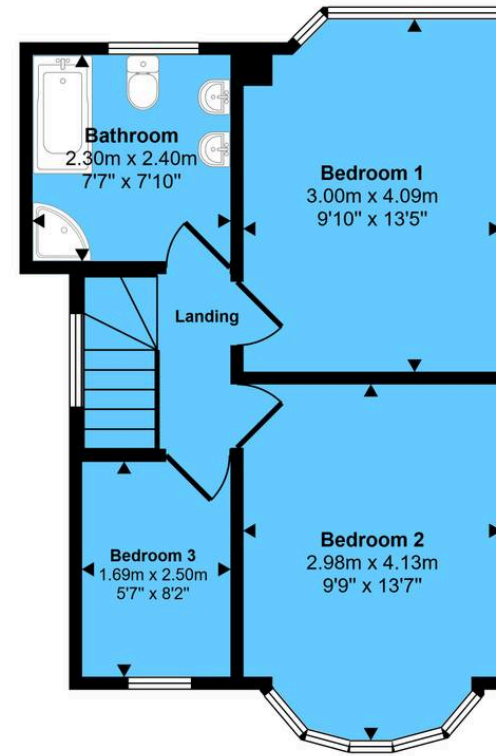
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
98 sq m / 1060 sq ft



Ground Floor
Approx 60 sq m / 647 sq ft



First Floor
Approx 38 sq m / 413 sq ft

 Denotes head height below 1.5m

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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