



Buryfield Road, Solihull

Guide Price **£520,000**





PROPERTY OVERVIEW

This traditional detached house, located on the highly sought-after Buryfield Road, presents an excellent opportunity for families and professionals alike. The property is set back behind a substantial block paved driveway, providing ample off-road parking for multiple vehicles.

Upon entering through the welcoming hallway, you are greeted by a spacious dual-aspect lounge / diner that offers versatility for both relaxation and entertaining. The breakfast kitchen is well appointed and provides plenty of space for informal dining, supported by a large utility room and a store (ideal for additional storage or hobbies).

Upstairs, the first floor features three generously proportioned double bedrooms, all serviced by a well-appointed family bathroom.

This home is offered to the market with the benefit of no upward chain, making for a straightforward purchase process.

The location is ideal for families, being within easy reach of reputable local schools, and is just a short walk from Solihull town centre and its excellent range of shops, restaurants, and leisure amenities.





The outside space is a true highlight of this property. To the rear, you will find a large, beautifully landscaped garden that is mainly laid to lawn, providing an ideal space for children to play or for hosting outdoor gatherings. A spacious patio area located directly off the house is perfect for alfresco dining or enjoying the warmer months with family and friends. Mature planting and well-maintained borders add a touch of greenery and privacy, while the overall layout ensures the garden is both practical and visually appealing.

The generous proportions of the plot mean there is plenty of scope for further landscaping or the addition of outdoor features (subject to any necessary permissions). The front driveway not only enhances the property's kerb appeal but also ensures parking will never be an issue.

Whether you are looking for a peaceful retreat or a home that is perfect for entertaining, the outside space at this property offers the flexibility and potential to suit a wide range of lifestyles.

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





- Three Double Bedroom, One Bathroom Traditional Detached House Located On The Desirable Buryfield Road
- Set Behind A Large Block Paved Driveway Providing Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Large, Dual-Aspect Lounge / Diner & A Breakfast Kitchen Which Is Supported By A Large Utility Room & Store
- To The First Floor Are Three Well-Proportioned Bedrooms, All Of Which Are Serviced By A Family Bathroom
- To The Rear Of The Property Is A Large Landscaped Garden, Mainly Laid With Lawn & Benefitting From A Large Patio
- Offered To The Market With The Benefit Of No Upward Chain
- Ideally Situated For Local Schools
- Set Within Walking Distance To Solihull Town Centre & All Of The Amenities Solihull Has To Offer



ENTRANCE HALLWAY

WC

LOUNGE / DINER

30' 8" x 11' 10" (9.34m x 3.60m)

CONSERVATORY

4' 10" x 4' 5" (1.47m x 1.35m)

BREAKFAST KITCHEN

14' 0" x 9' 0" (4.26m x 2.74m)

STORE

23' 7" x 3' 9" (7.19m x 1.14m)

UTILITY ROOM

15' 4" x 7' 3" (4.68m x 2.21m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 2" x 11' 8" (4.62m x 3.56m)

BEDROOM TWO

12' 8" x 11' 10" (3.86m x 3.60m)

BEDROOM THREE

10' 10" x 7' 8" (3.29m x 2.33m)

BATHROOM

8' 9" x 7' 9" (2.67m x 2.35m)

TOTAL SQUARE FOOTAGE

134.0 sq.m (1444 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LANDSCAPED GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, all carpets, all blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

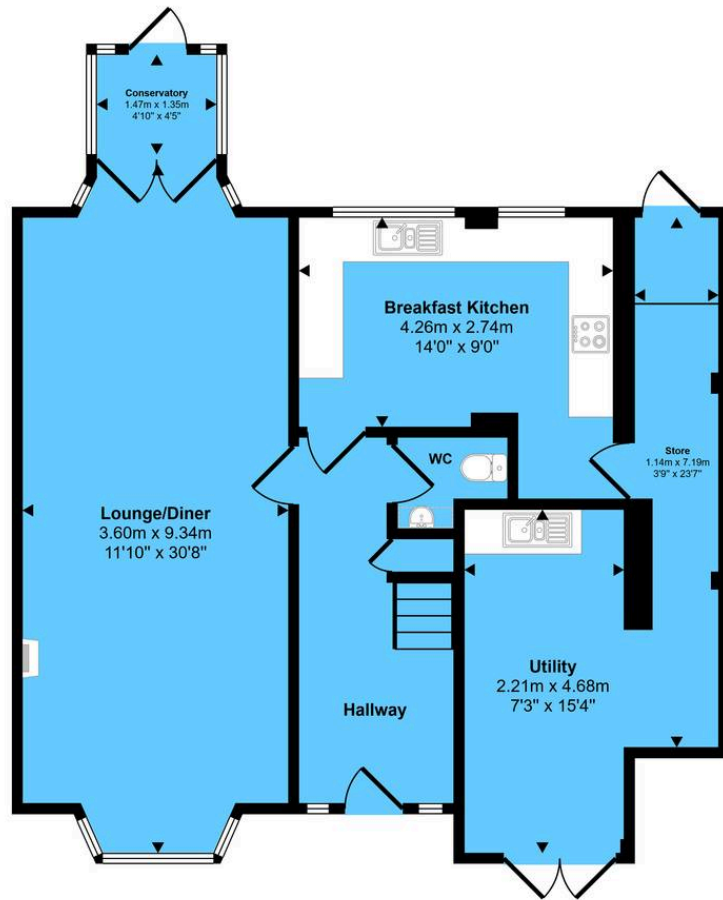
Services - direct mains water (with water meter), sewers and electricity. Loft - partially boarded.

INFORMATION FOR POTENTIAL BUYERS

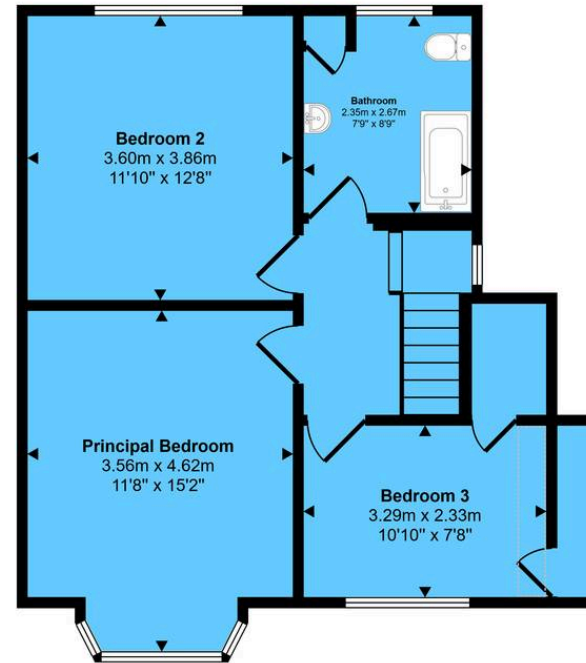
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
134 sq m / 1444 sq ft



Ground Floor
Approx 80 sq m / 860 sq ft



First Floor
Approx 54 sq m / 584 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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