



Burgess Croft, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

This impressive four bedroom detached family home is set in a quiet cul-de-sac, perfectly positioned for easy access to local amenities and highly regarded schools. The property is beautifully presented throughout, with an abundance of natural light enhancing the spacious and flexible layout. Upon entering, you are greeted by a generous entrance hallway that offers ample storage solutions and a convenient guest cloakroom. The ground floor features two large reception rooms: a formal living room that seamlessly flows into a versatile sitting room or dining area, ideal for entertaining or relaxing with the family. The open plan breakfast kitchen is thoughtfully designed, providing excellent views of the rear garden (ideal for keeping an eye on children or simply enjoying the outlook) and is complemented by a practical utility room for added convenience. There is also a large study on the ground floor, which could easily be adapted as an additional playroom, home office, or hobby space depending on your needs. Upstairs, the accommodation continues to impress with four well-proportioned bedrooms. The principal bedroom is particularly noteworthy, offering a generous dressing room and a spacious en-suite bathroom for a true sense of luxury and privacy.



The remaining bedrooms are all serviced by a modern family bathroom, ensuring comfort and convenience for the whole household. Outside the property enjoys a private rear garden with expansive patio seating area, solar panels and a car charging point. To the front of the property, a large driveway provides parking for multiple vehicles and leads to a substantial double garage, offering further secure parking or excellent storage options. This well maintained family home combines flexible living spaces with practical features, making it an ideal choice for families seeking a peaceful yet well-connected location. Early viewing is highly recommended to fully appreciate the quality and versatility this property 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



- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac Close To All Local Amenities & Schools
- Well Presented & Abundance Of Natural Light Throughout
- Two Spacious Reception Rooms
- Large Breakfast Kitchen
- Study & Practical Utility
- Principal Bedroom With Dressing Room & En-Suite
- Private Rear Garden With Patio Seating Area
- Driveway Leading To Double Garage

ENTRANCE HALLWAY

WC

LIVING ROOM

16' 3" x 11' 7" (4.96m x 3.54m)

SITTING ROOM/DINING AREA

8' 6" x 14' 1" (2.60m x 4.28m)

STUDY

6' 9" x 10' 7" (2.06m x 3.23m)

BREAKFAST KITCHEN

15' 0" x 9' 9" (4.56m x 2.96m)

UTILITY

4' 11" x 5' 7" (1.51m x 1.71m)

INTEGRAL DOUBLE GARAGE

14' 8" x 15' 10" (4.48m x 4.82m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 11' 8" (3.98m x 3.56m)

DRESSING ROOM

ENSUITE

6' 3" x 6' 2" (1.90m x 1.89m)

**BEDROOM TWO**

11' 10" x 7' 11" (3.61m x 2.41m)

BEDROOM THREE

11' 7" x 8' 8" (3.53m x 2.65m)

BEDROOM FOUR

8' 10" x 6' 8" (2.70m x 2.04m)

BATHROOM

6' 4" x 8' 9" (1.92m x 2.67m)

TOTAL SQUARE FOOTAGE

147.0 sq.m (1580 sq.ft) approx.

OUTSIDE THE PROPERTY**PRIVATE REAR GARDEN****PATIO SEATING AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Siemens extractor, Siemens fridge/freezer, Siemens dishwasher, solar panels, garden shed, all carpets, some blinds and car charging point (fitted 2021).

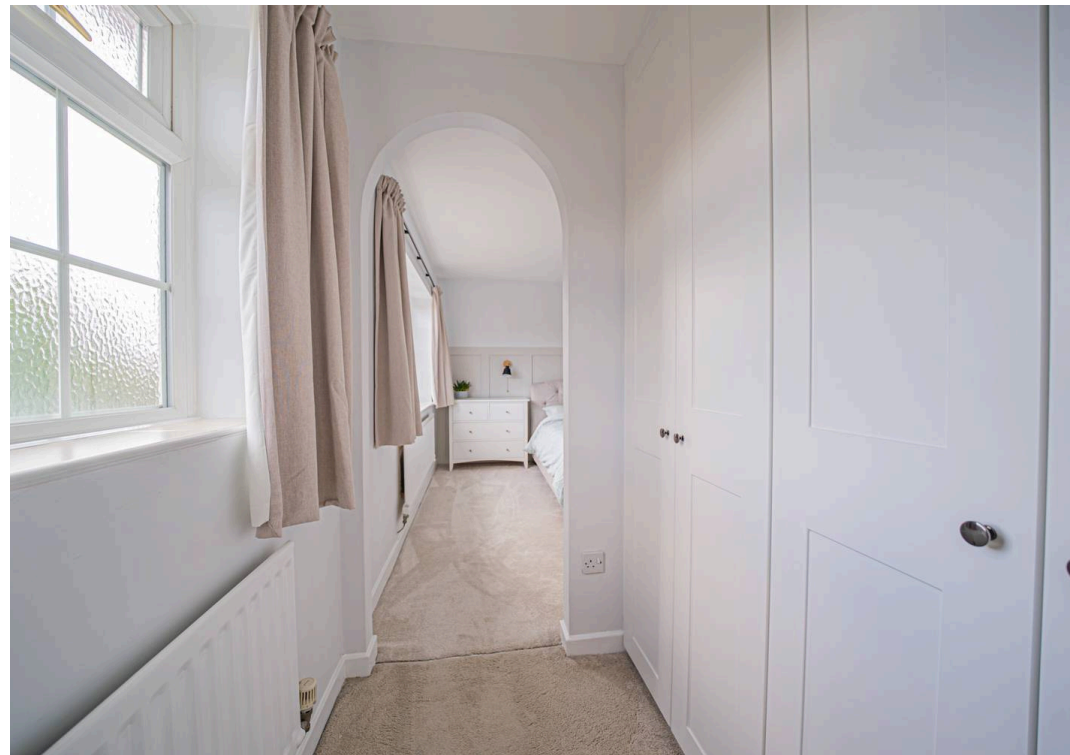
ADDITIONAL INFORMATION

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.

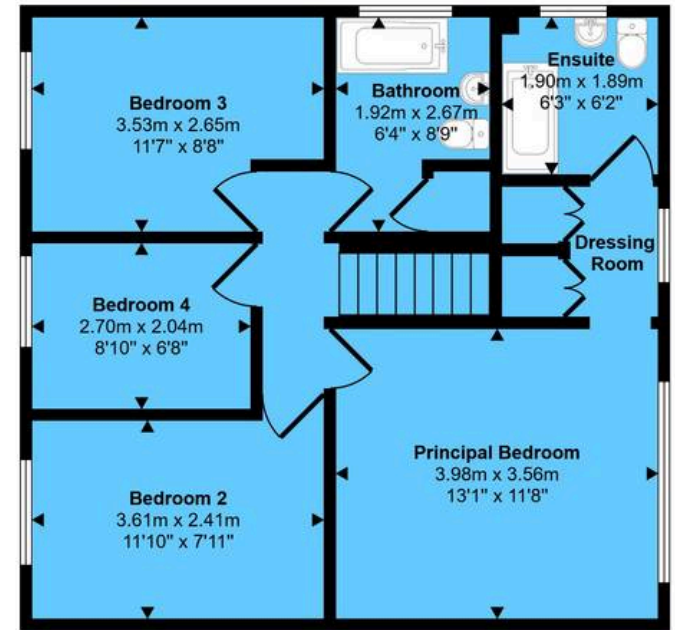




Approx Gross Internal Area
147 sq m / 1580 sq ft



Ground Floor
Approx 90 sq m / 969 sq ft



First Floor
Approx 57 sq m / 611 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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