



Buryfield Road, Solihull

Guide Price **£775,000**





PROPERTY OVERVIEW

This impressive five bedroom detached family home offers exceptional versatility, having been significantly extended and remodelled to create a contemporary living space ideal for modern family life. Set on a highly sought after road, the property is perfectly positioned close to local amenities and reputable schools, making it a prime choice for families seeking both convenience and comfort. Upon entering, you are greeted by a large entrance hallway that sets the tone for the generous proportions throughout the house. The ground floor features two substantial reception rooms, comprising a stylish living room with bi-fold doors that allow for an abundance of natural light and a seamless connection with the outside, and a separate family room/lounge, offering flexible options for relaxation and entertaining. The heart of the home is undoubtedly the spacious open plan kitchen/dining room, designed to be both practical and sociable, with ample work surfaces and storage space, perfect for family meals and gatherings. Adjacent to the kitchen is a practical utility room, providing additional storage and laundry facilities, which leads to a convenient guest toilet. The former garage has been thoughtfully converted into a superb home office, ideal for remote working or study, and this space further benefits from access to a useful store room for added convenience.



Upstairs, the property boasts five well proportioned bedrooms, including a large principal suite complete with fitted wardrobes and a luxurious en-suite shower room. Two additional bedrooms also enjoy en-suite facilities, while the remaining bedrooms are served by a stylish family bathroom, ensuring ample provision for a growing family or guests. The property is presented in excellent decorative order throughout, with high quality finishes and attention to detail evident in every room. Additional benefits include a driveway providing parking for multiple vehicles, ensuring practicality for busy households and a well maintained private rear garden. This remarkable home offers a rare combination of space, flexibility and location, making it an outstanding opportunity for those seeking a substantial family residence in a desirable setting. Early viewing is highly recommended to fully appreciate the quality and versatility of accommodation 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





- Impressive Five Bedroom Detached Family Home
- Significantly Extended & Remodelled
- Abundance Of Natural Light Throughout
- Versatile Layout Perfect For Multiple-Generational Families
- Two Large Reception Rooms & Open Plan Kitchen / Dining Room
- Spacious Home Office
- Five Generously Sized Bedrooms
- Family Bathroom & Three En-Suites
- Well Maintained Rear Garden

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 3" x 22' 1" (3.42m x 6.74m)

FAMILY ROOM/LOUNGE

10' 6" x 13' 7" (3.20m x 4.14m)

HOME OFFICE

7' 7" x 13' 11" (2.30m x 4.23m)

KITCHEN/DINING ROOM

15' 2" x 15' 3" (4.63m x 4.66m)

UTILITY

7' 0" x 5' 11" (2.14m x 1.81m)

WC

STORE ROOM

4' 1" x 13' 8" (1.24m x 4.16m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 11" x 22' 5" (3.32m x 6.83m)

ENSUITE

3' 8" x 6' 6" (1.11m x 1.99m)

**BEDROOM TWO**

8' 5" x 14' 1" (2.56m x 4.29m)

ENSUITE

4' 10" x 3' 9" (1.47m x 1.15m)

BEDROOM THREE

6' 4" x 14' 8" (1.92m x 4.48m)

ENSUITE

4' 2" x 6' 2" (1.28m x 1.87m)

BEDROOM FOUR

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

BEDROOM FIVE

9' 2" x 6' 9" (2.79m x 2.07m)

BATHROOM

5' 5" x 11' 9" (1.66m x 3.57m)

TOTAL SQUARE FOOTAGE

182.0 sq.m (1964 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING FOR MULTIPLE VEHICLES****WELL MAINTAINED PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Dishwasher, garden shed, greenhouse, all carpets, curtains, blinds and light fittings, CCTV and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. 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.

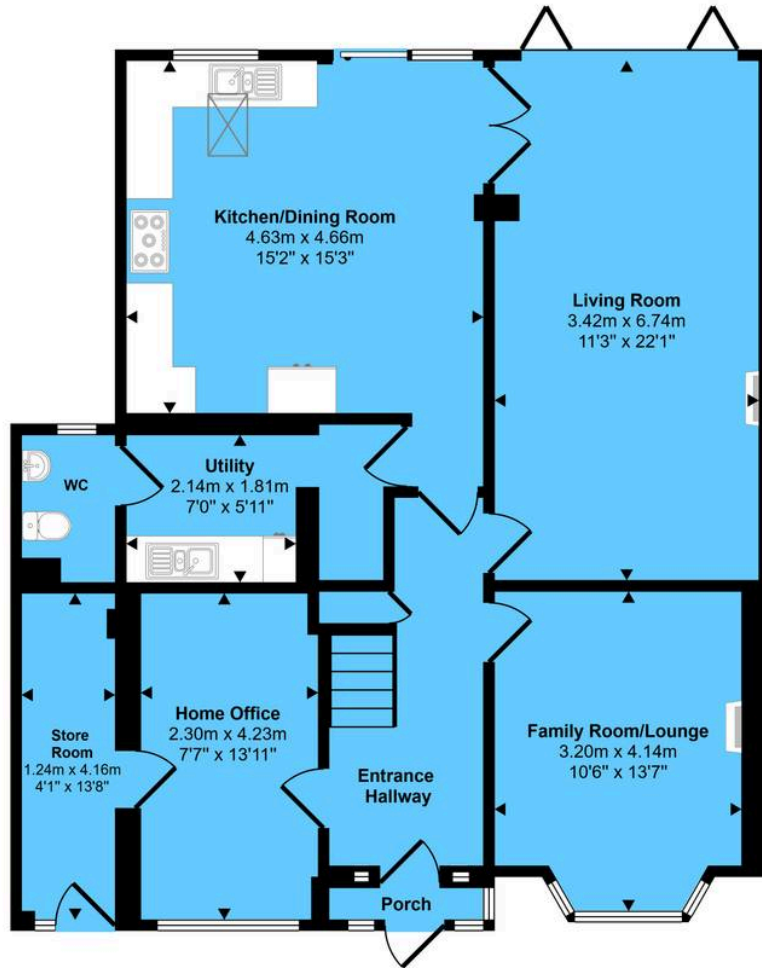
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

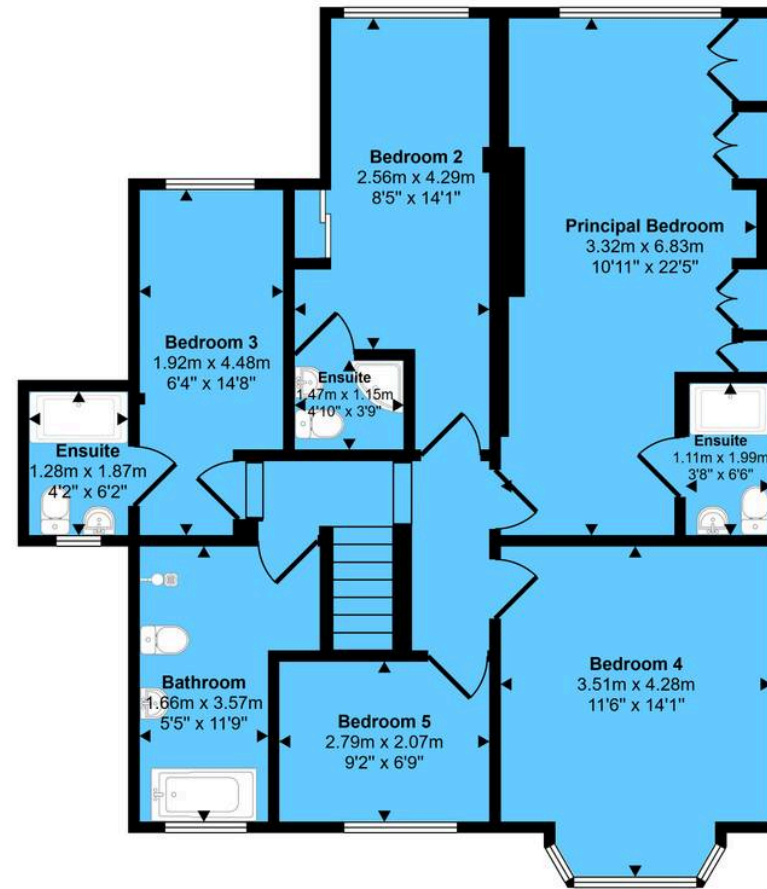
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
182 sq m / 1964 sq ft



Ground Floor
Approx 99 sq m / 1061 sq ft



First Floor
Approx 84 sq m / 903 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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