



Whitefields Road, Solihull

Guide Price £840,000





PROPERTY OVERVIEW

This substantial four bedroom detached family home presents an exceptional opportunity to acquire a rarely available property in one of Solihull's most desirable locations. Situated on a quiet, highly sought after road within easy walking distance of local amenities and well-regarded schools, this residence is perfectly positioned in the heart of Solihull, offering both convenience and tranquillity. The property has been previously extended and is set over three spacious floors, providing generous accommodation and significant scope for further extension or complete redevelopment (subject to planning permission), making it ideal for those seeking to create their dream home. Entered via a large and welcoming entrance hallway with a guest toilet, the ground floor features an open plan kitchen that enjoys views over the rear garden, as well as two impressive reception rooms, including a formal dining room and a versatile living room that can be adapted to suit a variety of family needs. A practical utility room and single garage provide additional convenience and storage options. The first floor comprises three well-proportioned double bedrooms, serviced by two bathrooms, with one of the bedrooms benefiting from access to a substantial balcony that spans the rear elevation, offering a wonderful outlook and additional space for relaxation.



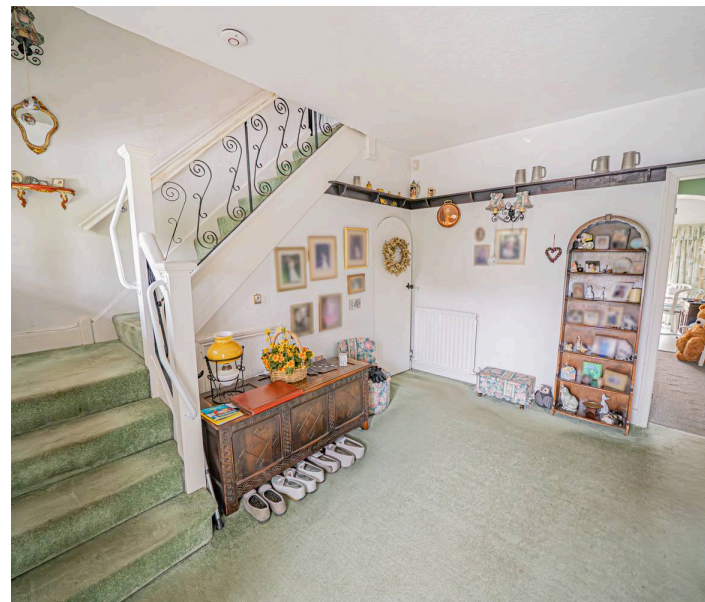
The second floor provides a versatile loft room or fourth bedroom, which leads to a further WC, adding flexibility for growing families or those requiring a home office or guest accommodation. While the property is in need of renovation throughout, it sits on a great plot with plenty of potential to modernise or reconfigure the layout to suit individual requirements. Further benefits include an excellent private rear garden and a large driveway to the front, providing ample off-road parking for multiple vehicles and direct access to the single garage. This is a rare opportunity to secure a sizeable family home with endless possibilities for improvement or redevelopment, located in a prime central Solihull setting that combines peaceful surroundings with proximity to excellent local facilities. Early viewing is highly recommended to appreciate the scale, potential and superb location of this unique property.

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





- Substantial Four Bedroom Detached Family Home
- Set On A Quiet Road In The Heart Of Solihull
- Walking Distance To Local Schools & Amenities
- In Need Of Modernisation Throughout
- Scope For Development / Extension Subject To Planning Permission
- Set Over Three Well Proportioned Floors
- Large Plot With Superb Rear Garden
- Early Viewing Essential

ENTRANCE HALLWAY

8' 8" x 12' 2" (2.63m x 3.70m)

WC

LIVING ROOM

11' 11" x 20' 8" (3.64m x 6.30m)

DINING ROOM

13' 8" x 15' 0" (4.17m x 4.58m)

KITCHEN AREA ONE

5' 7" x 9' 4" (1.70m x 2.85m)

KITCHEN AREA TWO

13' 11" x 7' 7" (4.25m x 2.30m)

BREAKFAST ROOM

7' 9" x 9' 11" (2.35m x 3.03m)

UTILITY

9' 1" x 7' 4" (2.77m x 2.24m)

INTEGRAL GARAGE

9' 1" x 21' 6" (2.77m x 6.55m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 12' 10" (3.62m x 3.90m)

BALCONY

35' 11" x 7' 7" (10.95m x 2.31m)

BATHROOM ONE

7' 6" x 9' 7" (2.29m x 2.91m)

**BEDROOM TWO**

9' 2" x 22' 0" (2.80m x 6.71m)

BEDROOM THREE

14' 1" x 11' 10" (4.28m x 3.61m)

BATHROOM TWO

5' 10" x 9' 5" (1.77m x 2.88m)

SECOND FLOOR**LOFT ROOM/BEDROOM FOUR**

19' 8" x 8' 5" (5.99m x 2.56m)

WC

8' 4" x 10' 8" (2.55m x 3.25m)

TOTAL SQUARE FOOTAGE

225.0 sq.m (2419 sq.ft) approx.

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

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher, garden shed, all carpets, curtains and light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, 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.

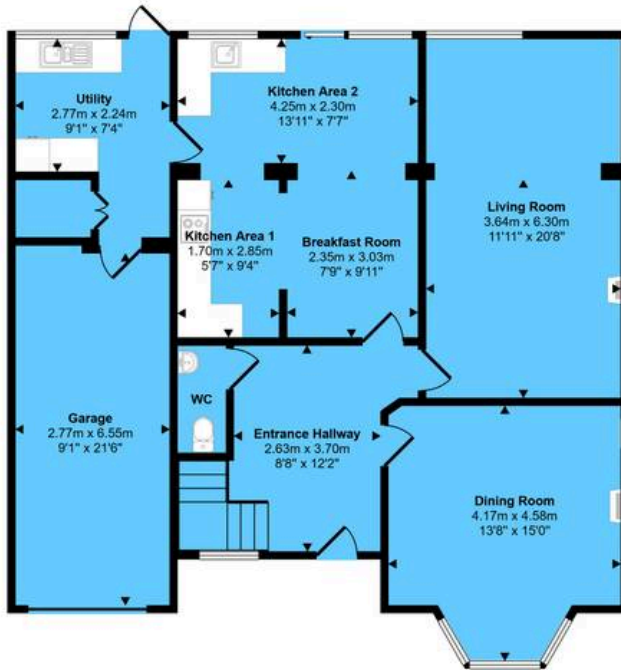
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
225 sq m / 2419 sq ft

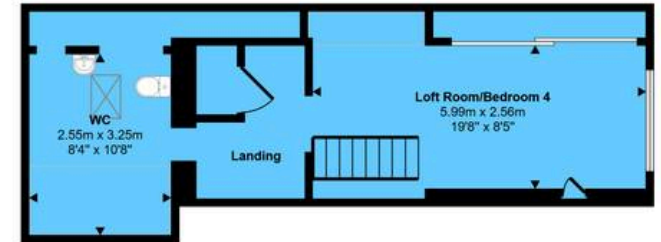


Ground Floor
Approx 108 sq m / 1163 sq ft

Denotes head height below 1.5m



First Floor
Approx 78 sq m / 839 sq ft



Second Floor
Approx 39 sq m / 417 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

