



Winthorpe Drive, Solihull

Guide Price £550,000





## PROPERTY OVERVIEW

This well presented four bedroom detached family home is offered with no upward chain and is ideally situated on a quiet road in a sought after location, close to all local amenities and reputable schools, with the added benefit of being within walking distance to Widney Manor Station. The property is accessed via an inviting entrance hallway, which includes a guest cloakroom for added convenience. There are two spacious reception rooms and a conservatory, comprising a large living room that provides a comfortable setting for relaxation, and a versatile dining room (with an attached area that offers additional space for entertaining or family gatherings). The fitted kitchen is equipped with integrated appliances, providing a modern and practical environment for culinary pursuits. Upstairs, there are four generously sized bedrooms, offering ample accommodation for families of all sizes. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom. Outside enjoys a private south facing rear garden with patio seating area. Additional features include a driveway with parking for multiple vehicles, leading to a single garage (ideal for storage or secure parking).



This attractive home combines generous proportions with a convenient layout, making it a superb choice for families seeking comfort and accessibility in a prime location. Early viewing is highly recommended to fully appreciate the quality and potential of this impressive 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: E

Tenure: Freehold



- Well Presented Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Road Close To All Local Amenities & Schools
- Tudor Grange Catchment Area
- Walking Distance To Widney Manor Station
- Two Large Reception Rooms & Conservatory
- Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite
- South Facing Rear Garden
- Abundance Of Natural Light Throughout



## ENTRANCE HALLWAY

## WC

## LIVING ROOM

11' 5" x 16' 6" (3.47m x 5.04m)

## DINING ROOM

11' 6" x 8' 11" (3.50m x 2.72m)

## CONSERVATORY

9' 8" x 7' 7" (2.94m x 2.32m)

## KITCHEN

13' 8" x 8' 0" (4.17m x 2.43m)

## FIRST FLOOR

## PRINCIPAL BEDROOM

11' 8" x 11' 8" (3.56m x 3.55m)

## ENSUITE

5' 0" x 4' 11" (1.53m x 1.50m)

## BEDROOM TWO

10' 6" x 10' 10" (3.19m x 3.29m)

## BEDROOM THREE

8' 9" x 8' 4" (2.66m x 2.53m)

## BEDROOM FOUR

6' 9" x 9' 4" (2.07m x 2.84m)

## BATHROOM

7' 5" x 5' 5" (2.27m x 1.64m)



## **OUTSIDE THE PROPERTY**

### **GARAGE**

8' 0" x 16' 9" (2.43m x 5.10m)

### **TOTAL SQUARE FOOTAGE**

117.0 sq.m (1264 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **PRIVATE REAR GARDEN**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, microwave, fridge/freezer, dishwasher, washer/dryer, garden shed, greenhouse, all curtains and light fittings, some blinds and fitted wardrobes in three 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.

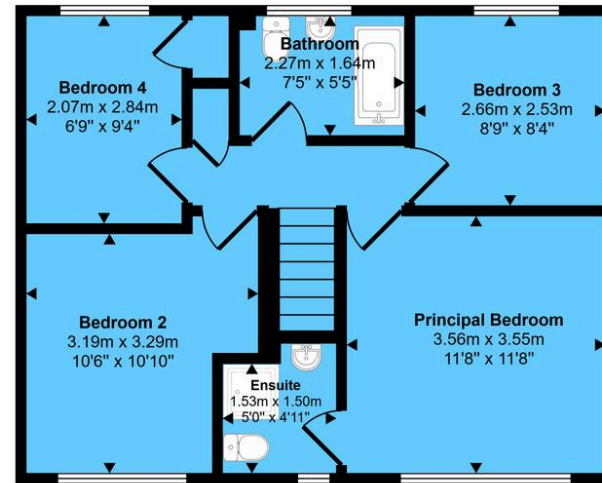




Approx Gross Internal Area  
117 sq m / 1264 sq ft



Ground Floor  
Approx 68 sq m / 730 sq ft



First Floor  
Approx 50 sq m / 535 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**

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