



Woodhall Croft, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This beautifully presented five bedroom link detached family home is set in a quiet cul-de-sac and has been thoughtfully extended and remodelled to create a spacious and versatile living environment. Upon entering, you are welcomed by an entrance hallway with a convenient guest cloakroom, providing a practical introduction to the home. The large living room is flooded with natural light, offering a comfortable space for relaxation and entertaining. At the heart of the property is a stunning open plan kitchen/dining and family room, featuring ample work space, integrated appliances (including oven, hob, and fridge freezer), and stylish finishes, making it ideal for modern family living. Adjacent to the kitchen is a practical utility room, perfect for laundry and additional storage needs. The former garage has been cleverly converted to provide a spacious fifth bedroom, suitable as a generous double or an adaptable home office or playroom, depending on your requirements. Upstairs, the property offers four well-proportioned bedrooms, including three doubles and a versatile single. The principal bedroom benefits from fitted storage and a contemporary en-suite shower room, while the remaining bedrooms are served by a modern family bathroom, ensuring comfort and convenience for all.





Additional features include a driveway providing off-road parking for multiple vehicles, gas central heating, and double glazing throughout. This impressive family home combines style, space, and practicality, making it an excellent choice for families seeking a move-in ready property within a desirable and peaceful residential location. Early viewing is highly recommended to fully appreciate the quality and flexibility this home 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: E

Tenure: Freehold



- Impressive Five Bedroom Link-Detached Home
- Set On A Quiet Cul-De-Sac In Solihull
- Thoughtfully Extended & Remodeled
- Large Open Plan Kitchen / Dining & Family Room
- Garage Conversion Into Versatile Double Bedroom
- Principal Bedroom With Fitted Wardrobes & En-Suite
- Private Rear Garden & Driveway For Multiple Vehicles
- Early Viewing Essential



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

11' 9" x 19' 4" (3.58m x 5.90m)

KITCHEN/DINING & FAMILY ROOM

15' 5" x 20' 10" (4.71m x 6.36m)

UTILITY ROOM

4' 0" x 6' 8" (1.22m x 2.03m)

BEDROOM FIVE

7' 5" x 14' 0" (2.27m x 4.26m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 8" x 12' 3" (4.46m x 3.73m)

ENSUITE

8' 10" x 5' 3" (2.68m x 1.61m)

BEDROOM TWO

8' 5" x 11' 5" (2.56m x 3.47m)

BEDROOM THREE

7' 6" x 9' 1" (2.29m x 2.77m)

BEDROOM FOUR

6' 5" x 8' 5" (1.95m x 2.57m)

BATHROOM

7' 4" x 5' 3" (2.23m x 1.61m)



OUTSIDE THE PROPERTY

STORE

7' 6" x 2' 11" (2.28m x 0.90m)

TOTAL SQUARE FOOTAGE

130.0 sq.m (1395 sq.ft) approx.

DRIVEWAY PARKING MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, garden shed and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).

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.

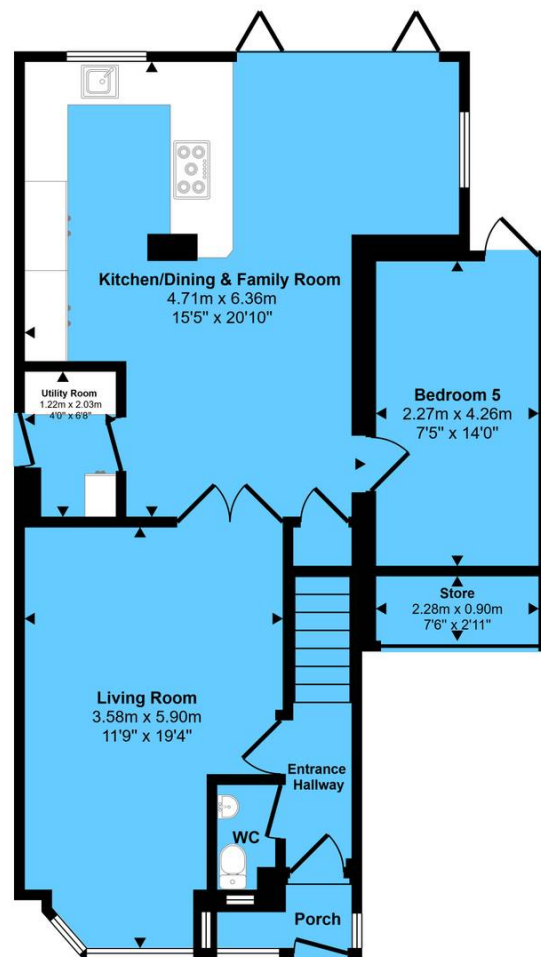
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

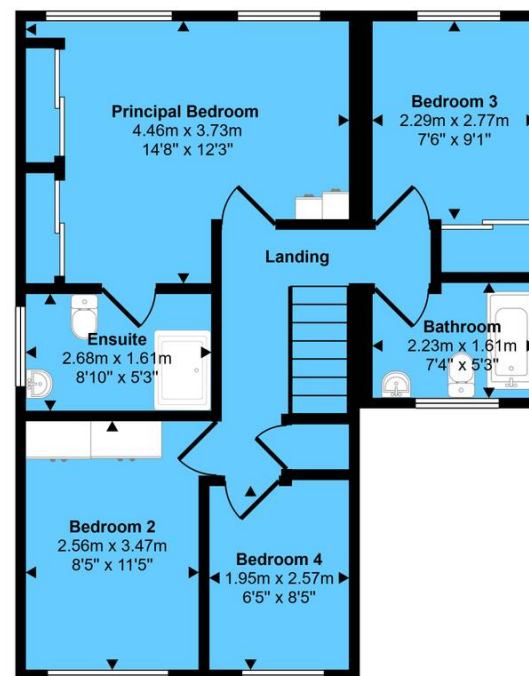
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
130 sq m / 1395 sq ft



Ground Floor
Approx 74 sq m / 800 sq ft



First Floor
Approx 55 sq m / 595 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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