



Sambourn Close, Solihull

Guide Price £560,000





PROPERTY OVERVIEW

This impressive four-bedroom detached family home is situated in a peaceful cul-de-sac, ideally located within easy reach of local amenities and highly regarded schools. Significantly extended to create flexible and spacious living accommodation, the property opens with a welcoming entrance hallway that leads through to a large kitchen/diner, offering ample storage space and room for family gatherings or entertaining guests. The spacious living room enjoys a seamless flow into a substantial conservatory at the rear, creating a bright and inviting area for relaxation. A versatile home office provides an ideal space for remote working or study. The former garage has been thoughtfully converted into a generously sized downstairs bedroom with its own ensuite, perfect for guests or multi-generational living. A guest cloakroom adds further convenience on the ground floor. Upstairs, three generously proportioned bedrooms are serviced by a well-appointed family bathroom, providing comfortable accommodation for the whole family. The property also benefits from a versatile garden room, which can serve as an additional home office, gym, or playroom, depending on your needs. The wide driveway at the front offers ample parking for multiple vehicles, making this home as practical as it is attractive.





Designed for low maintenance living, this property offers a wonderful blend of space, flexibility, and convenience, making it an excellent choice for families seeking their next home.

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





- Extended Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Ideal For Multi-Generational Families
- Downstairs Bedroom With Ensuite
- Large Open Plan Kitchen/Diner
- Versatile Home Office
- Four Generously Sized Bedrooms
- Private South Facing Rear Garden
- Ample Off Road Parking

PORCH

ENTRANCE HALLWAY

WC

KITCHEN

7' 3" x 16' 10" (2.22m x 5.13m)

DINING AREA

7' 11" x 12' 2" (2.42m x 3.72m)

LIVING ROOM

19' 10" x 22' 1" (6.04m x 6.73m)

HOME OFFICE

7' 4" x 9' 6" (2.24m x 2.89m)

CONSERVATORY

16' 6" x 10' 4" (5.04m x 3.15m)

BEDROOM FOUR

7' 1" x 16' 10" (2.15m x 5.13m)

ENSUITE

7' 0" x 3' 8" (2.13m x 1.13m)

FIRST FLOOR

**BEDROOM ONE**

11' 11" x 11' 11" (3.62m x 3.63m)

BEDROOM TWO

10' 2" x 14' 1" (3.09m x 4.29m)

BEDROOM THREE

8' 11" x 10' 9" (2.71m x 3.27m)

BATHROOM

7' 3" x 6' 3" (2.20m x 1.90m)

OUTSIDE THE PROPERTY**GARDEN ROOM**

10' 4" x 8' 11" (3.15m x 2.72m)

OFFICE

4' 8" x 9' 0" (1.42m x 2.74m)

TOTAL SQUARE FOOTAGE

180.0 sq.m (1940 sq.ft) approx.

DRIVEWAY PARKING MULTIPLE VEHICLES**PRIVATE SOUTH FACING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains and blinds and some light fittings.

ADDITIONAL INFORMATION

Services – 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.

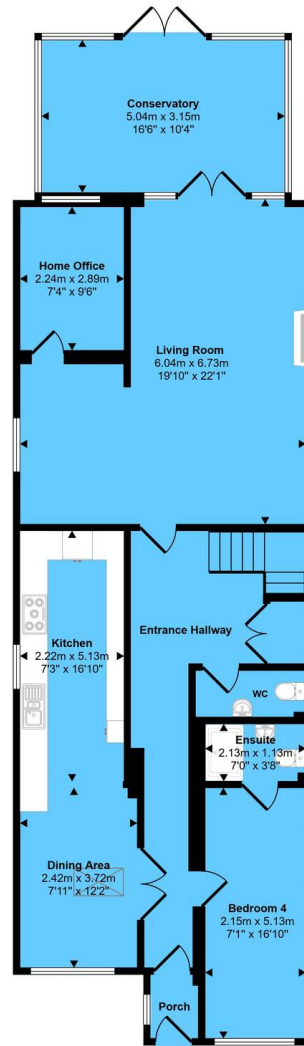
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

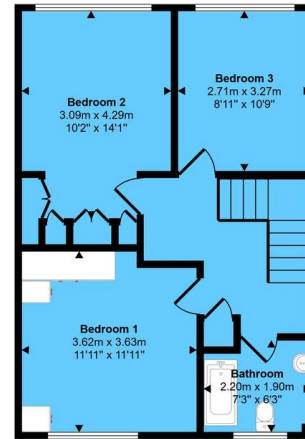
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



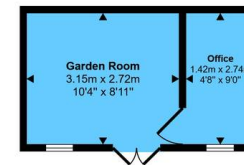
Approx Gross Internal Area
180 sq m / 1940 sq ft



Ground Floor
Approx 116 sq m / 1246 sq ft



First Floor
Approx 52 sq m / 555 sq ft



Outbuilding
Approx 13 sq m / 139 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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