



Widney Manor Road, Solihull

Guide Price £1,950,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

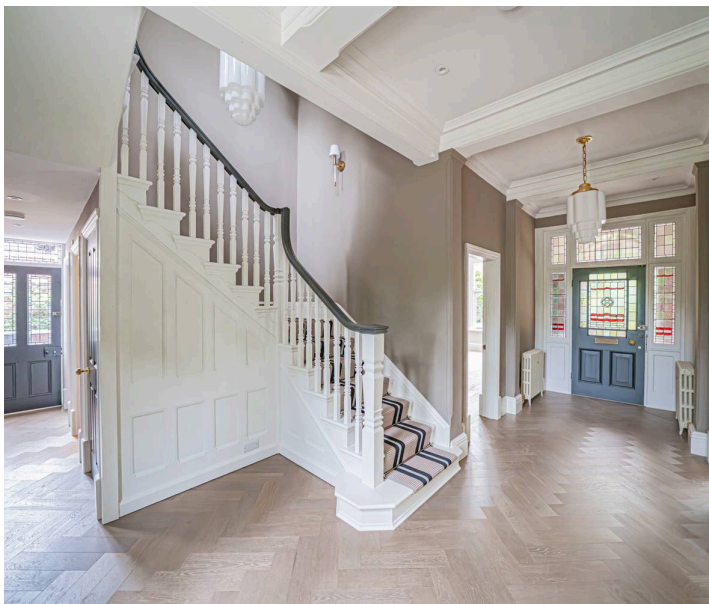
****This Property has been completely updated throughout to the highest standard including New Central Heating, A New and Complete Re-wire, Complete Plasterwork Throughout, New Windows Throughout, New Fitted & Bespoke Kitchen, New Luxury Bathrooms And New Flooring Throughout. Internal Inspection Is A Must To Fully Appreciate This Period Property Which Now Benefits From Complete Modernisation****

This outstanding Victorian detached property, set within the highly sought-after Tudor Grange catchment area, presents a rare opportunity to acquire a completely modernised and extended period home of exceptional quality. Occupying a substantial plot (approximately half an acre), this impressive five / six bedroom residence is approached via a large stoned driveway and benefits from a garage, providing ample parking and convenience. The property retains a wealth of original features synonymous with the era, including high ceilings, ornate cornicing, and tall skirting boards, all of which have been meticulously restored and seamlessly blended with modern enhancements.





Having undergone a comprehensive programme of refurbishment, the house now boasts new double glazed windows throughout, a modern central heating system, new luxury bathrooms with underfloor heating, a contemporary kitchen, and stylish new flooring. The accommodation is arranged over three well-proportioned floors, offering excellent flexibility for family living. The imposing entrance hallway leads to three generously sized reception rooms, each offering versatile spaces for formal entertaining, relaxation, or home working. The extended breakfast kitchen is a true focal point of the home, designed to overlook the large south-facing aspect, and is equipped with high-end appliances and bespoke cabinetry, ideal for both every-day dining and social gatherings. Upstairs, the property features five spacious bedrooms (with the option for a sixth bedroom / study located above the garage), complemented by four luxurious bathrooms, all finished to an exacting standard. The principal suite benefits from a sumptuous en suite. The property is offered to the market with no upward chain, ensuring a smooth and swift purchase process. Its desirable location places it within walking distance of Solihull town centre, renowned for its excellent amenities, shopping, and transport links. The combination of period charm, modern luxury, and generous proportions makes this an exceptional family home that must be viewed to be fully appreciated. Early viewing is highly recommended to secure this superb property in one of Solihull's most prestigious locations.





- Completely Modernised And Extended (Including Complete Electrical Rewire) Period Property Located Within Tudor Grange Catchment
- Victorian Detached Property Benefitting From A Large Plot, Approx. Half An Acre And South Facing Rear Garden With Swimming Pool
- Five / Six Bedroom Detached Set Behind A Large Stoned Driveway With Garage
- Boasting Many Features Associated With A Property Of This Era Including High Ceilings, Ornate Cornice And High Skirting Boards
- Completely Updated To Include New Double Glazed Windows Throughout, New Central Heating, New Bathrooms, New Kitchen And Flooring
- Benefitting From No Upward Chain
- Three Reception Rooms All Accessed Via Imposing Entrance Hallway Plus An Extended Breakfast Kitchen Overlooking The Large South Facing Rear Garden
- Set Over Three Floors And Includes Four New Luxury Bathrooms With Underfloor Heating
- Large South Facing And Landscaped Rear Garden Which Is Mainly Laid With Lawn, Full Width Patio And Recently Relined Swimming Pool
- Viewing Essential To Fully Appreciate This Outstanding Period Property Offered To The Market With No Upward Chain And Within Walking Distance To Solihull Town Centre



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: G

Tenure: Freehold

PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM ONE

13' 10" x 21' 3" (4.21m x 6.47m)

RECEPTION ROOM TWO

12' 0" x 13' 11" (3.66m x 4.23m)

RECEPTION ROOM THREE

12' 0" x 11' 1" (3.67m x 3.39m)

BREAKFAST KITCHEN

11' 7" x 20' 2" (3.52m x 6.14m)

UTILITY

5' 7" x 21' 3" (1.71m x 6.48m)

INTEGRAL GARAGE

10' 7" x 14' 7" (3.22m x 4.44m)



FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 18' 7" (4.23m x 5.67m)

ENSUITE

6' 9" x 9' 3" (2.05m x 2.81m)

BEDROOM TWO

12' 2" x 12' 3" (3.70m x 3.74m)

ENSUITE

5' 9" x 7' 5" (1.75m x 2.25m)

BEDROOM THREE

12' 3" x 11' 1" (3.73m x 3.38m)

BATHROOM

11' 8" x 10' 11" (3.56m x 3.33m)

BEDROOM SIX/STUDY

14' 8" x 14' 6" (4.46m x 4.43m)

SECOND FLOOR

BEDROOM FOUR

18' 6" x 10' 9" (5.63m x 3.28m)

BEDROOM FIVE

13' 7" x 12' 11" (4.15m x 3.93m)

SHOWER ROOM



OUTSIDE THE PROPERTY

WC & STORE ROOM

LARGE DRIVEWAY

LANDSCAPED GARDEN WITH FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - cable.

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
316 sq m / 3405 sq ft



Ground Floor
Approx 134 sq m / 1441 sq ft

Devices head height below 1.5m



First Floor
Approx 113 sq m / 1218 sq ft



Second Floor
Approx 82 sq m / 871 sq ft



Outbuildings
Approx 7 sq m / 75 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.

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