



Charles Road, Solihull

Guide Price £600,000





PROPERTY OVERVIEW

This delightful four bedroom semi-detached family home is set on a quiet and sought after road in a prime location close to local amenities and highly regarded schools. Significantly and thoughtfully extended, the property provides spacious and versatile accommodation arranged over three floors, making it ideal for modern family living. The home is accessed via a welcoming entrance hallway that leads into a bright and spacious living room, perfect for relaxing or entertaining guests. The heart of the home is the impressive open plan kitchen/dining and family room, which features high quality finishes and bi-fold doors that seamlessly connect the interior with the rear garden. A practical utility room offers additional convenience and leads through to a useful garage/store, providing ample storage solutions. On the first floor, you will find three generously sized double bedrooms, each thoughtfully designed for comfort, along with a large modern family bathroom complete with a walk in shower and a freestanding bath. The second floor is dedicated to the principal bedroom suite, which benefits from fitted storage and a stylish en-suite shower room, creating a private and tranquil retreat.



Outside enjoys a well maintained rear garden with large patio seating area. Additional features include a private driveway to the front of the property, offering parking for multiple vehicles (ideal for families or visiting guests). This superb family home combines flexible living space with tasteful design, all within easy reach of excellent transport links, shopping facilities, and reputable schools. Early viewing is highly recommended to fully appreciate the size, quality, and exceptional layout of this outstanding 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: D

Tenure: Freehold





- Delightful Four Bedroom Semi-Detached Family Home
- Thoughtfully Extended & Remodeled
- Set On Sought After & Quiet Road In Solihull
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Open Plan Kitchen / Dining & Family Room
- Practical Utility Room & Garage/Store
- Four Generously Sized Double Bedrooms
- Family Bathroom & En-Suite
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

10' 3" x 15' 0" (3.13m x 4.56m)

KITCHEN/DINING & FAMILY ROOM

25' 2" x 13' 3" (7.68m x 4.05m)

UTILITY

7' 7" x 7' 3" (2.30m x 2.20m)

GARAGE/STORE

7' 7" x 7' 1" (2.31m x 2.17m)

FIRST FLOOR

BEDROOM TWO

10' 3" x 14' 9" (3.13m x 4.49m)

BEDROOM THREE

10' 2" x 13' 3" (3.11m x 4.03m)

BEDROOM FOUR

11' 3" x 12' 6" (3.42m x 3.81m)

BATHROOM

11' 8" x 13' 4" (3.55m x 4.06m)



SECOND FLOOR

PRINCIPAL BEDROOM

9' 4" x 18' 4" (2.84m x 5.60m)

ENSUITE

5' 5" x 6' 2" (1.65m x 1.88m)

TOTAL SQUARE FOOTAGE

150.0 sq.m (1612 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

LARGE PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, freezer, fridge/freezer, dishwasher, tumble dryer, washer/dryer, garden shed, some carpets, blinds and light fittings, car charging point (fitted April 2025) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

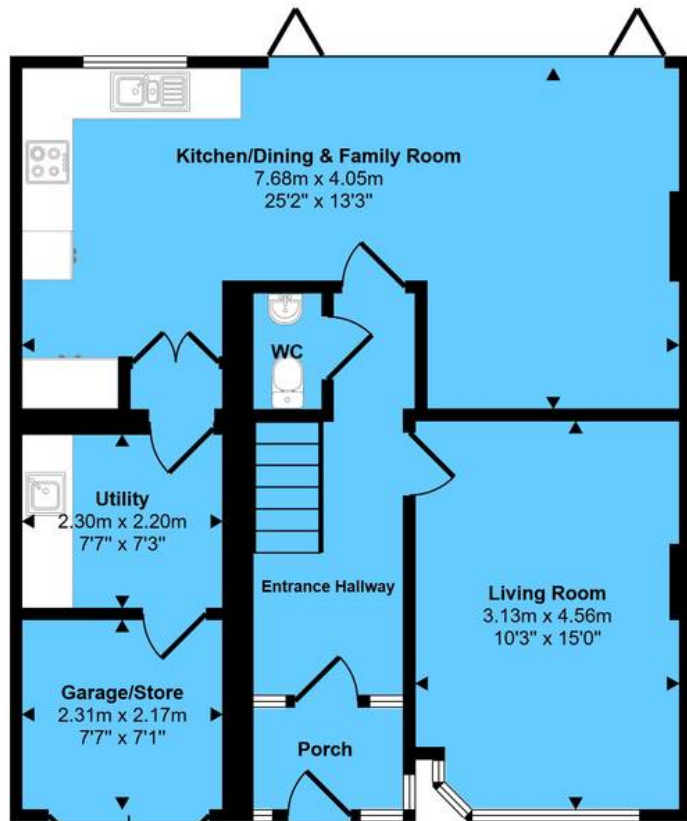
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

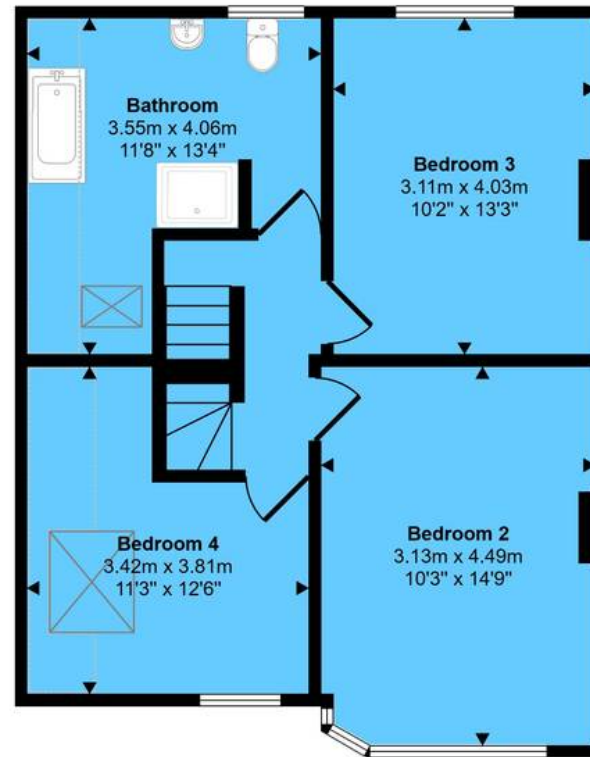


Approx Gross Internal Area
150 sq m / 1612 sq ft

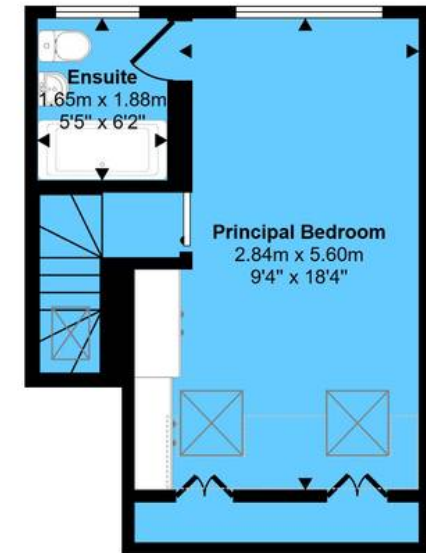


Ground Floor
Approx 68 sq m / 728 sq ft

Denotes head height below 1.5m



First Floor
Approx 56 sq m / 603 sq ft



Second Floor
Approx 26 sq m / 281 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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