



Richmond Road, Solihull

Guide Price £600,000





PROPERTY OVERVIEW

Offered with no upward chain, this impressive five bedroom semi-detached family home has been significantly extended to provide spacious and versatile accommodation, including a superb sixth bedroom in a self-contained annexe. Ideally situated close to local amenities and highly regarded schools, the property is accessed via a large entrance hallway that offers ample storage space for coats, shoes, and every-day essentials. The ground floor boasts two generous reception rooms, comprising a formal dining room that is perfect for entertaining and a comfortable living room with double doors that open out to the rear garden, creating a seamless flow for family gatherings. At the heart of the home is an open plan kitchen and dining area, featuring fully integrated appliances, extensive work surfaces, and a large central island that provides both practical workspace and a sociable hub for busy family life. Upstairs, five generously sized bedrooms offer excellent flexibility to accommodate growing families, guests, or home office needs, with a Jack and Jill bathroom conveniently serving two of the bedrooms and a well-appointed family bathroom serving the remaining rooms.



The property further benefits from a beautifully maintained rear aspect and a remarkable one bedroom annexe, complete with its own en-suite shower room (ideal for multi-generational living or generating additional income through Airbnb). For added convenience, the property features a driveway that provides off-road parking for multiple vehicles, leading to a single garage (which has a sink, plumbing for washing machine and tumble dryer), perfect for secure storage or workshop use, as well as an EV car charger to support modern, sustainable living. This outstanding family home combines generous proportions, contemporary finishes, and thoughtful design to offer a rare opportunity in a sought-after location, making it an ideal choice for those seeking space, comfort, and flexibility within easy reach of all local facilities. Early viewing is highly recommended to fully appreciate the quality and scope of accommodation on 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: D

Tenure: Freehold





- Impressive Five Bedroom Semi-Detached Family Home
- Additional Sixth Bedroom In A Detached Annexe With En-Suite
- Added Benefit Of NO UPWARD CHAIN
- Prime Location Close To All Local Amenities & Schools
- Two Large Reception Rooms & Open Plan Kitchen / Diner
- Abundance Of Natural Light Throughout
- Ample Parking With Large Driveway, Single Garage & EV Charger
- Perfect For Multi-Generational Families
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

11' 3" x 13' 6" (3.43m x 4.11m)

DINING ROOM

11' 1" x 13' 5" (3.39m x 4.09m)

KITCHEN

12' 1" x 16' 7" (3.68m x 5.06m)

DINING AREA

7' 9" x 8' 6" (2.37m x 2.59m)

INTEGRAL GARAGE

13' 0" x 13' 7" (3.96m x 4.14m)

FIRST FLOOR

BEDROOM ONE

12' 3" x 13' 2" (3.73m x 4.01m)

JACK & JILL BATHROOM

8' 7" x 4' 4" (2.62m x 1.33m)

BEDROOM TWO

8' 6" x 8' 1" (2.59m x 2.46m)

**BEDROOM THREE**

9' 3" x 14' 3" (2.83m x 4.34m)

BEDROOM FOUR

9' 6" x 13' 8" (2.90m x 4.16m)

BEDROOM FIVE

7' 10" x 8' 1" (2.40m x 2.46m)

BATHROOM

7' 6" x 8' 8" (2.29m x 2.63m)

OUTSIDE THE PROPERTY**DETACHED ANNEXE****BEDROOM SIX**

8' 10" x 11' 3" (2.69m x 3.43m)

ENSUITE

3' 11" x 6' 11" (1.20m x 2.10m)

TOTAL SQUARE FOOTAGE

176.0 sq.m (1890 sq.ft) approx.

DRIVEWAY PARKING MULTIPLE VEHICLES**BEAUTIFULLY MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, all carpets, curtains, blinds and light fittings and car charging point (fitted 2022).

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

Additional information – gas fired central heating with combi-boiler and water tank. 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.

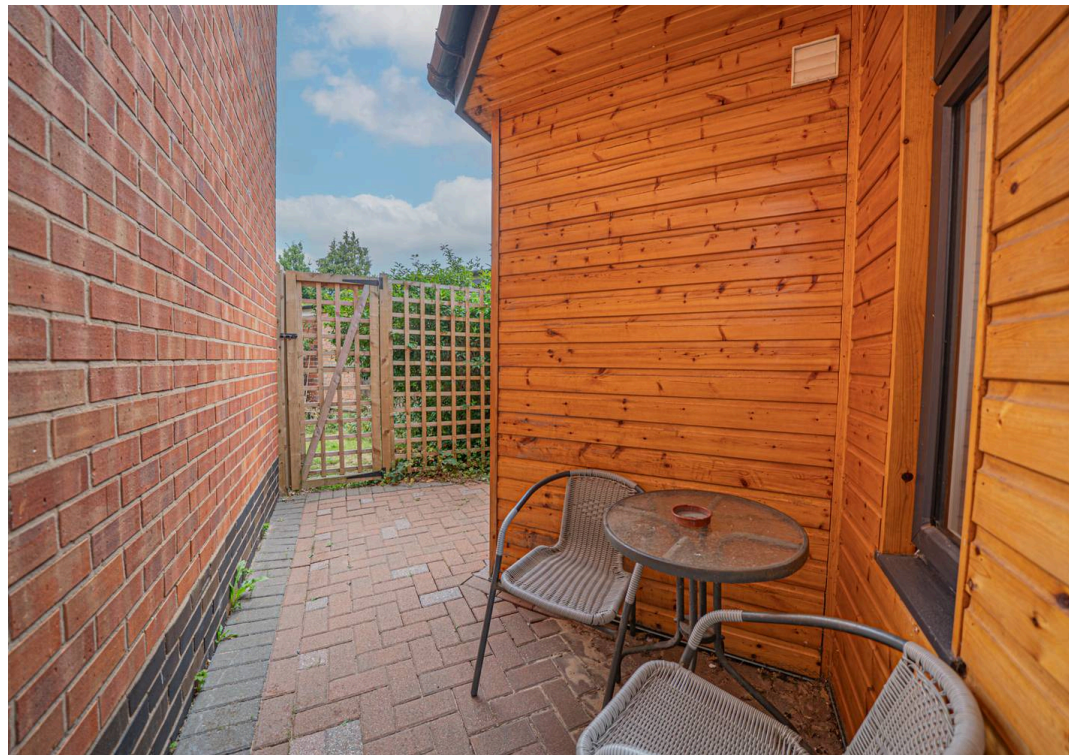
2. These particulars do not constitute in any way an offer or contract for the sale of the property.

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

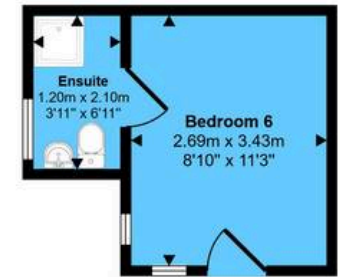
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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
176 sq m / 1890 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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