



Reservoir Road, Solihull

Guide Price £599,950







#### PROPERTY OVERVIEW

Situated in a most sought after location a fantastic opportunity to purchase this four bedroom detached, which must be viewed internally to be appreciated. The property has been well maintained throughout, benefits from gas central heating, uPVC double glazing and has the added attraction of a luxury fitted breakfast kitchen leading out to a west facing garden. The accommodation in more detail comprises of: enclosed porch, entrance hall, two reception rooms, study, guest shower room, fully refitted breakfast kitchen, four bedrooms, family bathroom, west facing landscaped rear garden, garage and a right hand side passage to the back of the property/rear garden.

#### 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

- Four Bedroom Detached
- Immaculately Maintained
- Internal Viewing Essential
- Three Reception Rooms
- Four Bedrooms
- Luxury Fitted Breakfast Kitchen
- Family Bathroom
- West Facing Landscaped Rear Garden
- Garage







## ENCLOSED PORCH

## ENTRANCE HALL

## LOUNGE

16' 1" x 12' 6" (4.91m x 3.82m)

## DINING ROOM

16' 8" x 11' 2" (5.08m x 3.41m)

## BREAKFAST KITCHEN

15' 7" x 12' 10" (4.75m x 3.90m)

## STUDY

18' 9" x 7' 3" (5.71m x 2.21m)

## GUEST SHOWER ROOM

5' 9" x 5' 2" (1.74m x 1.57m)

## FIRST FLOOR

## BEDROOM ONE

16' 9" x 12' 7" (5.10m x 3.84m)

## BEDROOM TWO

10' 10" x 8' 11" (3.30m x 2.71m)

## BEDROOM THREE

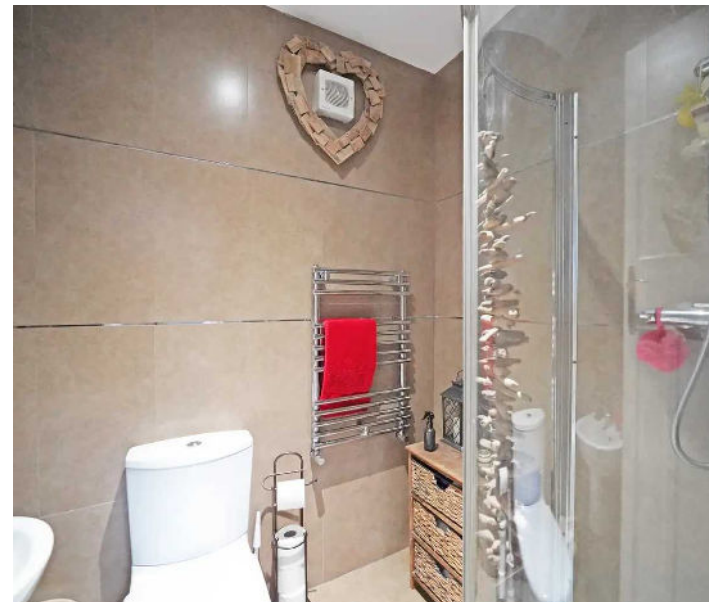
11' 3" x 8' 10" (3.43m x 2.70m)

## BEDROOM FOUR

7' 8" x 6' 11" (2.34m x 2.10m)

## BATHROOM

10' 3" x 5' 7" (3.12m x 1.69m)





## **OUTSIDE THE PROPERTY**

### **LANDSCAPED REAR GARDEN**

### **GARAGE**

10' 0" x 7' 10" (3.04m x 2.39m)

### **ITEMS INCLUDED IN SALE**

A double integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all curtains, fitted wardrobes in one bedroom and a garden shed.

### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - partially boarded with lighting.

### **MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 132.5 sq.m. (1426 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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