



Woodlea Drive, Solihull

Guide Price £1,600,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Nestled in a premier location on one of Solihull's most coveted roads, this stunning detached property presents an exceptional opportunity with the added benefit of no upward chain. Set over three floors the property boasts six generously proportioned double bedrooms, each paired with a luxurious ensuite bath, this home is designed to accommodate the modern family in style and comfort. A grand entrance hallway sets an impressive tone upon arrival, leading guests through to all ground floor accommodation. The heart of the home lies within the outstanding kitchen, dining, and family room, perfectly appointed with a bespoke and feature central island featuring beautiful Corian worksurface and complemented by a well-equipped utility space. Offering over 4,500 square feet of luxury living space, this residence provides ample room for both relaxation and entertaining. Underfloor heating throughout the ground floor ensures a cosy environment in every season, while two spacious reception rooms and a study offer versatile spaces for work and leisure. The property features a large in and out blocked paved driveway leading to a double garage, providing ample parking options for residents and guests alike.





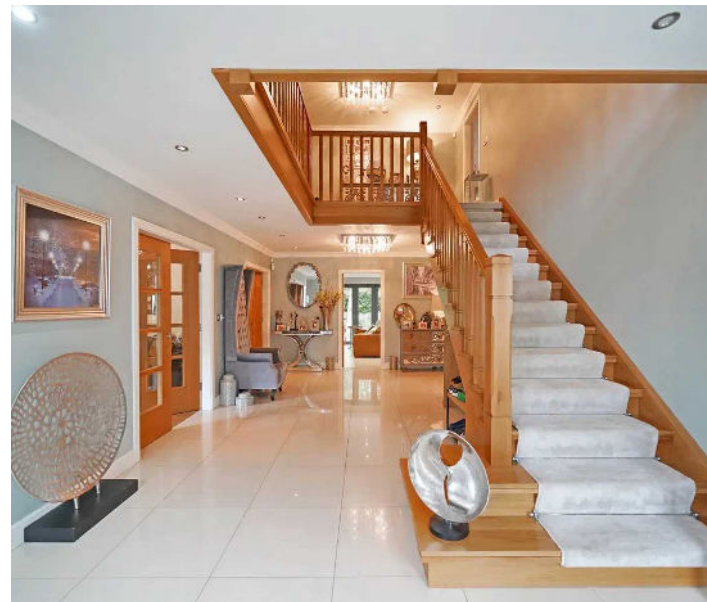
Outside, a private landscaped rear garden creates a tranquil retreat, complete with a full-width porcelain patio ideal for al fresco dining and outdoor entertaining. The meticulous attention to detail in both design and finishing sets this property apart as a true gem in the market. An opportunity like this is rare, and a viewing is absolutely essential to fully appreciate the size, scale, and specification of this remarkable residence. For those seeking a sophisticated home in a prime location, this property is sure to exceed expectations. Embrace luxury living at its finest – schedule your viewing today.

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





- Stunning Detached Property Located In A Highly Sought After Road Of Solihull
- Benefiting From No Upward Chain
- Six Double Bedrooms And Six Luxury Ensuite
- Imposing Entrance Hallway With Guest Cloakroom And Leading To All Ground Floor Accommodation
- Outstanding Kitchen / Dining And Family Room With Bespoke Island With Corian Worksurface And Convenient Utility
- In Total Over 4,500 Square Feet Of Outstanding Family Accommodation
- Viewing Absolutely Essential To Fully Appreciate Size And Specification
- Underfloor Heating Throughout All Ground Floor Accommodation
- Set Behind A Large In And Out Blocked Paved Driveway Leading To Double Garage
- Private Landscaped Rear Garden With Full Width Porcelain Patio

ENTRANCE HALLWAY

26' 3" x 14' 4" (8.00m x 4.37m)

GUEST CLOAKROOM

LOUNGE

22' 10" x 16' 10" (6.96m x 5.13m)

DINING ROOM

14' 7" x 11' 11" (4.45m x 3.63m)

STUDY

11' 11" x 7' 9" (3.63m x 2.36m)

KITCHEN/DINING/FAMILY ROOM

32' 10" x 19' 0" (10.01m x 5.79m)

UTILITY ROOM

12' 9" x 6' 5" (3.89m x 1.96m)

INTEGRAL DOUBLE GARAGE



FIRST FLOOR

PRINCIPAL BEDROOM

16' 10" x 14' 4" (5.13m x 4.37m)

DRESSING ROOM

ENSUITE

BEDROOM TWO

18' 0" x 13' 5" (5.49m x 4.09m)

DRESSING ROOM

ENSUITE

BEDROOM THREE

14' 8" x 11' 11" (4.47m x 3.63m)

ENSUITE

BEDROOM FOUR

17' 2" x 13' 0" (5.23m x 3.96m)

ENSUITE

SECOND FLOOR

BEDROOM FIVE

25' 1" x 12' 1" (7.65m x 3.68m)

ENSUITE

BEDROOM SIX

14' 9" x 11' 2" (4.50m x 3.40m)

ENSUITE

TOTAL SQUARE FOOTAGE

425.9 sq.m (4584 sq.ft) approx.



OUTSIDE THE PROPERTY

LANDSCAPED GARDEN & FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Rangemaster, extractor, microwave, fridge, freezer, Zanussi dishwasher, all carpets, curtains, blinds and light fittings, underfloor heating downstairs, CCTV and electric garage door.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - BT - fibre optic.

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.



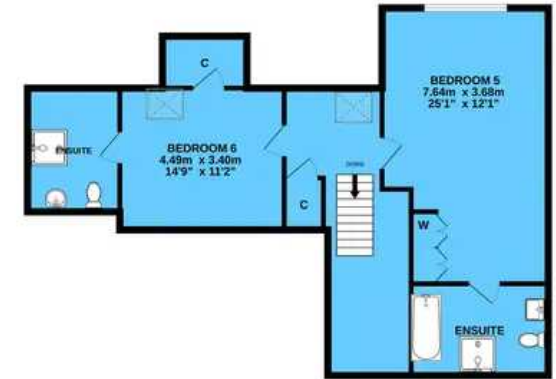
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 425.9 sq.m. (4584 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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