



Inchford Road, Solihull

Guide Price £725,000





PROPERTY OVERVIEW

Presenting this exceptional five-bedroom detached family home, set on a tranquil road with the potential for extension (subject to planning permission) and offered with no upward chain. Upon entering, you are greeted by a spacious hallway with a guest cloakroom leading to the heart of the home, an open-plan kitchen/diner perfect for family gatherings. The property boasts a generously sized dual aspect living room along with a versatile family room that can be utilised as a kids' playroom. A double garage provides ample parking and storage space. Moving to the first floor, you will find five bedrooms including a grand principal bedroom with an ensuite and dressing room, a second ensuite bedroom, and additional bedrooms serviced by a family bathroom. Outside, the well-screened rear garden features a timber office/hobbies building, complemented by a large driveway and expansive plot. This property offers a harmonious blend of space, functionality, and potential for a growing family's needs.





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: F

Tenure: Freehold



- Five Bedroom Detached Family Home
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Open Plan Kitchen / Diner
- Dual Aspect Living Room
- Versatile Family Room
- Five Bedrooms & Two Ensuites
- Family Bathroom
- Large Driveway & Double Garage

**WC**

5' 10" x 4' 3" (1.78m x 1.30m)

LIVING ROOM

25' 4" x 11' 6" (7.72m x 3.51m)

KITCHEN/DINER

14' 8" x 12' 4" (4.47m x 3.76m)

FAMILY ROOM

14' 8" x 11' 9" (4.47m x 3.58m)

INTEGRAL DOUBLE GARAGE

16' 4" x 14' 7" (4.98m x 4.45m)

FIRST FLOOR**PRINCIPAL BEDROOM**

13' 1" x 11' 8" (3.99m x 3.56m)

DRESSING AREA

5' 9" x 3' 9" (1.75m x 1.14m)

ENSUITE

6' 3" x 6' 3" (1.91m x 1.91m)

BEDROOM TWO

12' 5" x 9' 7" (3.78m x 2.92m)

ENSUITE

6' 5" x 6' 4" (1.96m x 1.93m)

BEDROOM THREE

14' 4" x 8' 11" (4.37m x 2.72m)

BEDROOM FOUR

12' 8" x 8' 4" (3.86m x 2.54m)

BEDROOM FIVE

11' 11" x 8' 0" (3.63m x 2.44m)

BATHROOM

9' 6" x 6' 6" (2.90m x 1.98m)

TOTAL SQUARE FOOTAGE

172 sq.m (1851 sq.ft) approx.



OUTSIDE THE PROPERTY

GARDEN

TIMBER OFFICE/HOBBIES BUILDING

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains, blinds and light fittings, fitted wardrobes in all bedrooms, garden shed, CCTV and electric garage door.

ADDITIONAL INFORMATION

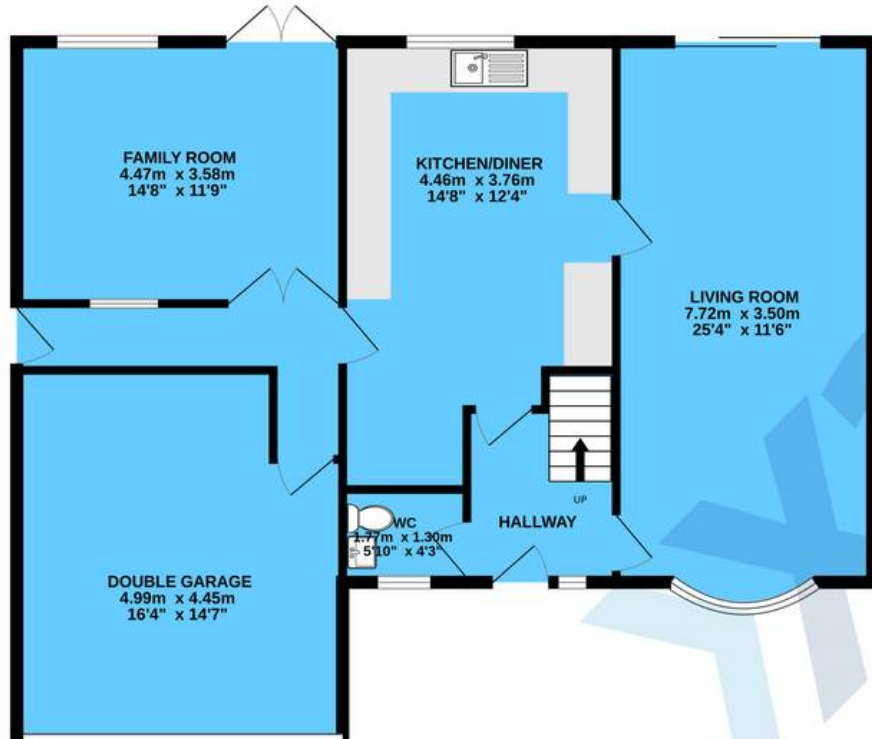
Services - mains gas, electricity and sewers.
Broadband - Virgin - fibre optic. Loft space - boarded.

MONEY LAUNDERING REGULATIONS

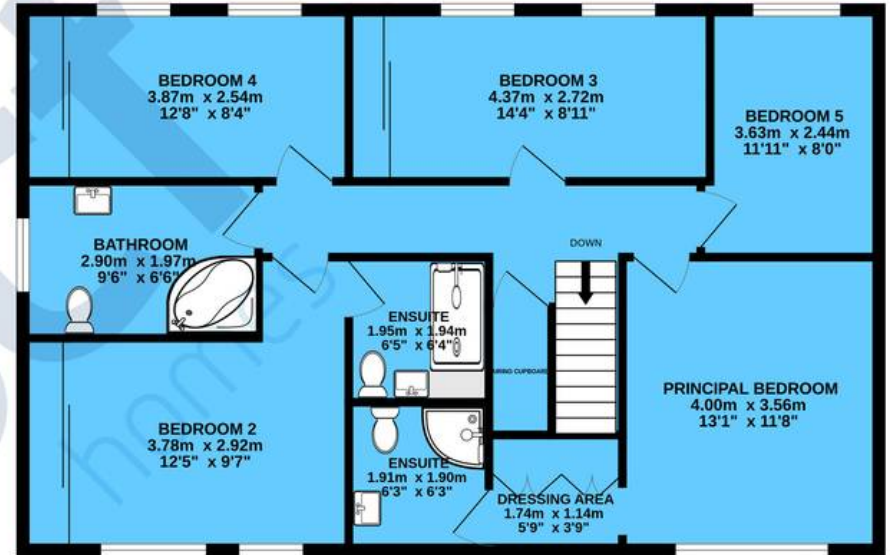
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 172.0 sq.m. (1851 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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