



Maythorn Grove, Solihull

Guide Price £620,000





PROPERTY OVERVIEW

Located on a tranquil and highly sought after cul-de-sac, this exceptional four-bedroom detached family home is a true gem in the heart of a desirable neighbourhood. Impeccably presented throughout, this property offers a perfect blend of style, comfort, and functionality. Upon entering, you are welcomed into an entrance hallway, leading through to a generously proportioned living room, perfect for relaxing or entertaining guests. The focal point of this residence is the open plan kitchen/diner, where meals can be prepared and enjoyed in a bright and airy space. The kitchen boasts integrated appliances, ample storage, and plentiful natural light streaming through the windows. Adjacent to the kitchen is a convenient utility room, offering additional space for laundry and storage needs. A cosy snug provides an ideal spot for families requiring a separate area for relaxation or play. Ascending to the first floor, you will find four well-appointed bedrooms. The principal bedroom is a spacious double featuring a vaulted ceiling and benefits from its own ensuite, providing a touch of luxury and privacy. The remaining three bedrooms are serviced by a modern family bathroom, catering to the needs of the entire household.





Outdoors, the property is complemented by a beautifully maintained rear garden, featuring a substantial decking area ideal for al fresco dining or enjoying the peace and serenity of the surroundings. In summary, this exceptional family home offers a harmonious blend of comfort, style, and practicality in a coveted location. With its spacious living areas, well-equipped kitchen, and charming outdoor space, this property provides the perfect setting for modern family living. Don't miss the opportunity to make this inviting residence your own and create lasting memories in a home that truly stands out from the rest.

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 Family Home
- Set On A Quiet Cul-De-Sac
- Immaculately Presented Throughout
- Open Plan Kitchen / Diner
- Spacious Living Room
- Practical Utility & Versatile Snug
- Large Principal Bedroom With Ensuite
- Well Maintained Rear Garden
- Parking For Multiple Vehicles

ENTRANCE HALLWAY

8' 6" x 5' 9" (2.59m x 1.75m)

LIVING ROOM

14' 4" x 12' 7" (4.37m x 3.84m)

KITCHEN/DINER

23' 3" x 10' 11" (7.09m x 3.33m)

SNUG

8' 6" x 7' 11" (2.59m x 2.41m)

UTILITY ROOM

11' 0" x 4' 6" (3.35m x 1.37m)

WC

2' 9" x 2' 7" (0.84m x 0.79m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 0" x 9' 7" (5.49m x 2.92m)

ENSUITE

9' 1" x 5' 3" (2.77m x 1.60m)

BEDROOM TWO

12' 4" x 8' 4" (3.76m x 2.54m)

BEDROOM THREE

10' 2" x 9' 1" (3.10m x 2.77m)

**BEDROOM FOUR**

9' 3" x 7' 3" (2.82m x 2.21m)

BATHROOM

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

TOTAL SQUARE FOOTAGE

112 sq.m (1206 sq.ft) approx.

OUTSIDE THE PROPERTY**GARAGE STORE****BEAUTIFULLY MAINTAINED REAR GARDEN****DECKING AREA****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, some light fittings, shutters, electric garage door and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

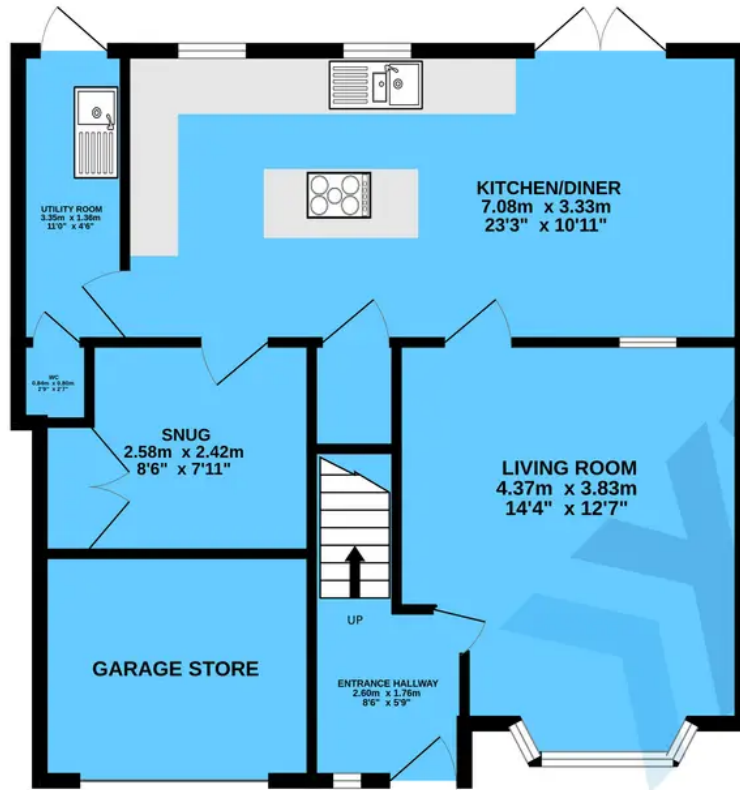
Broadband - Sky.

MONEY LAUNDERING REGULATIONS

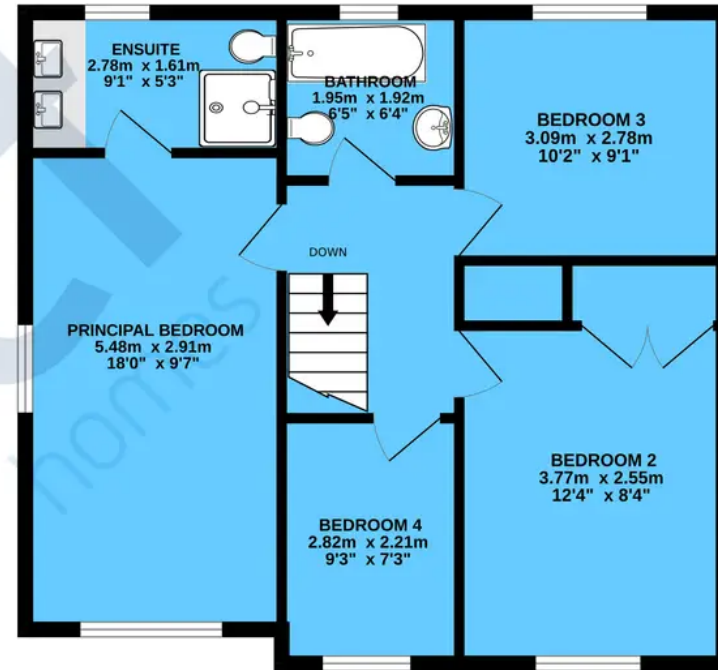
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 112.0 sq.m. (1206 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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