



Mirfield Road, Solihull

Guide Price £850,000





PROPERTY OVERVIEW

Situated on a highly sought after road in Solihull, this stunning four-bedroom detached family home offers a perfect blend of contemporary living and convenience. Boasting a prime location just a short distance from Solihull town centre, this property is ideal for families looking for a peaceful suburban retreat while still being within easy reach of amenities and transport links. As you approach the property, you are greeted by a large driveway providing ample parking for multiple vehicles, setting the tone for the spaciousness that lies within. Step inside the property, and you are welcomed by a grand entrance hallway, complete with a guest cloakroom for added convenience. The heart of this home is the expansive open plan kitchen/diner, flooded with natural light and featuring a large central island and stunning views of the rear garden. The kitchen is a culinary dream, perfect for entertaining guests or enjoying family meals together. Adjacent to the kitchen is a spacious living room, ideal for relaxing evenings with loved ones, as well as an excellent dining room, perfect for hosting dinner parties or formal gatherings.





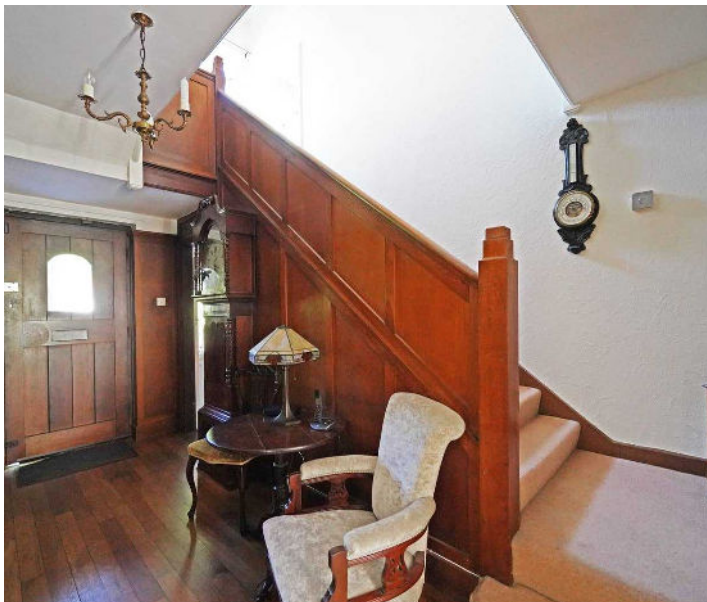
Completing the ground floor is a large side store/utility room leading to a single garage, providing ample storage space and practicality for every-day living. Moving to the first floor, you will find four generously proportioned bedrooms, two of which are large doubles, offering ample space for rest and relaxation. All bedrooms are serviced by a large family bathroom and a separate shower room, ensuring that there is more than enough room for everyone's needs. Outside the property, the magnificent rear garden awaits, with lush greenery, ample shrubs, and various seating areas, providing the perfect space for outdoor enjoyment and al fresco dining. This property truly offers a wonderful opportunity to own a beautiful family home in a prime location. Book your viewing today and experience all that this exceptional residence has to 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: G

Tenure: Freehold





- Impressive Four Bedroom Detached Property
- Set On A Highly Sought After Road
- Stunning Open Plan Kitchen / Diner
- Two Large Reception Rooms
- Four Generously Sized Bedrooms
- Family Bathroom & Shower Room
- Beautiful Rear Garden
- Large Driveway & Single Garage
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

8' 8" x 3' 5" (2.63m x 1.04m)

DINING ROOM

15' 3" x 11' 6" (4.65m x 3.50m)

LIVING ROOM

20' 8" x 11' 9" (6.31m x 3.58m)

KITCHEN / DINER

18' 10" x 17' 4" (5.73m x 5.29m)

SIDE STORE / UTILITY ROOM

28' 8" x 4' 5" (8.74m x 1.34m)

FIRST FLOOR

BEDROOM ONE

14' 9" x 9' 9" (4.49m x 2.97m)

BEDROOM TWO

15' 2" x 11' 11" (4.63m x 3.64m)

BEDROOM THREE

10' 11" x 10' 0" (3.32m x 3.04m)

BEDROOM FOUR

10' 11" x 7' 11" (3.33m x 2.41m)

**BATHROOM**

11' 1" x 7' 9" (3.38m x 2.36m)

SHOWER ROOM

5' 1" x 4' 4" (1.54m x 1.31m)

TOTAL SQUARE FOOTAGE

Total floor area: 178.0 sq.m. = 1916 sq.ft. approx.

OUTSIDE THE PROPERTY**A MAGNIFICENT REAR GARDEN****GARAGE**

16' 6" x 8' 0" (5.04m x 2.45m)

ITEMS INCLUDED IN SALE

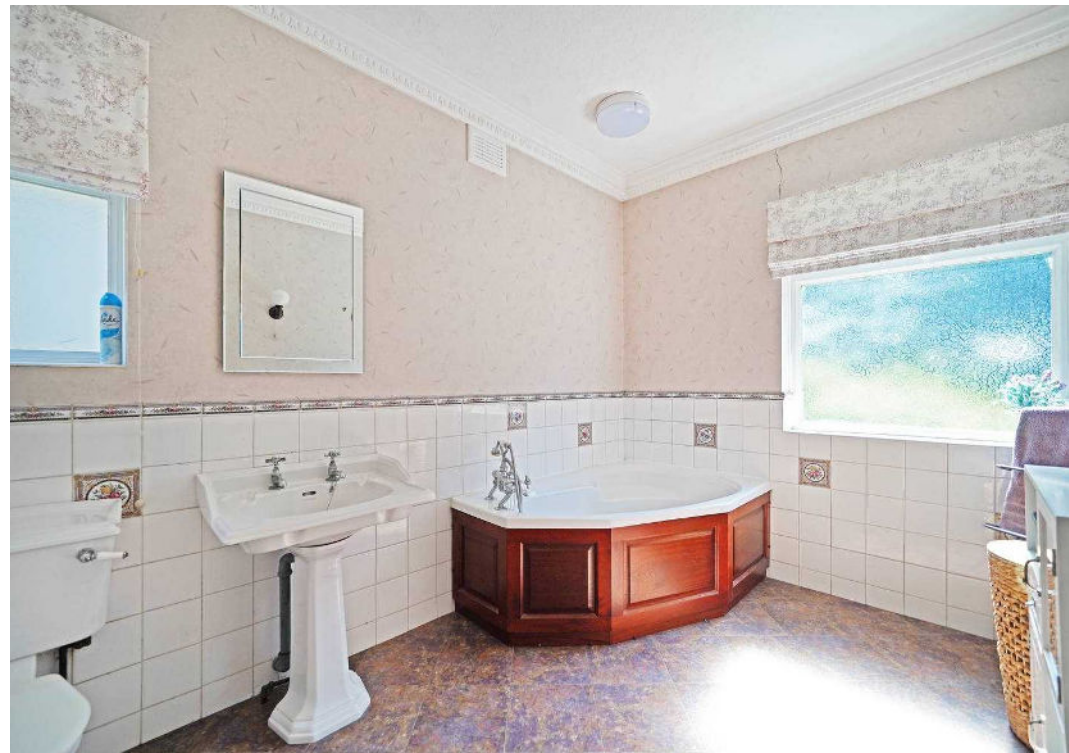
Free standing cooker, integrated oven, integrated hob, extractor, fridge, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

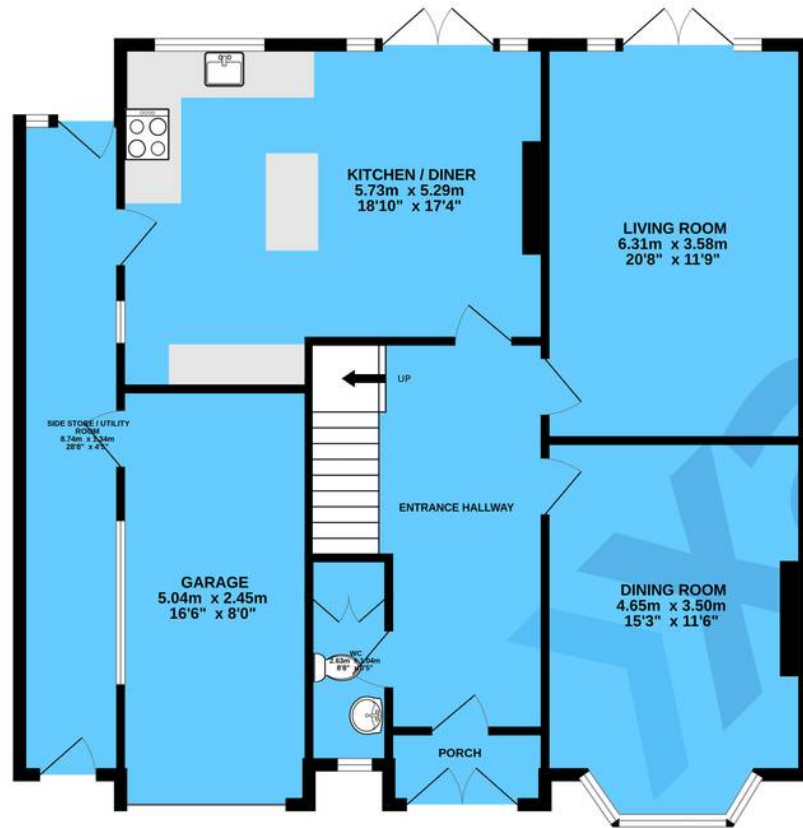
Services - mains gas, electricity and mains sewers.
Broadband - NOW & Sky TV. Loft space - which is partially boarded.

MONEY LAUNDERING REGULATIONS

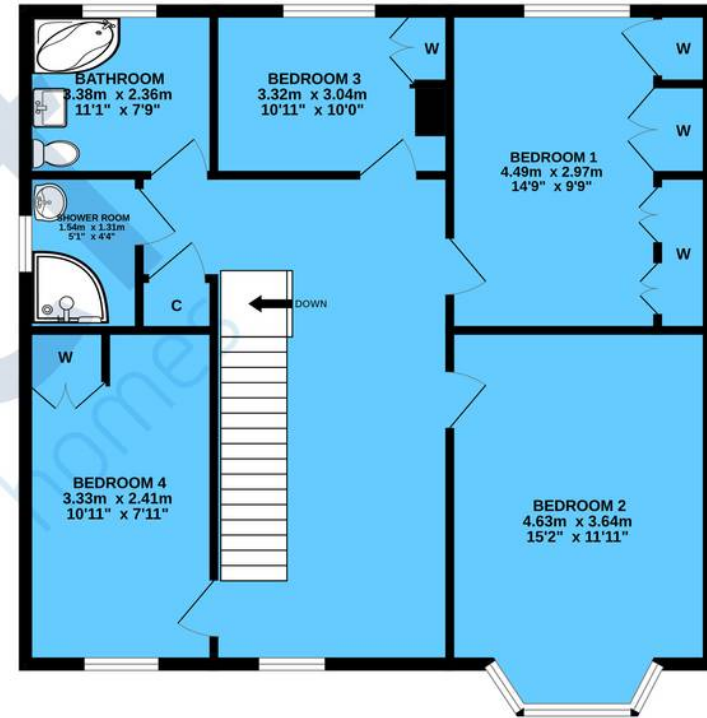
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 178.0 sq.m. (1916 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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