

# Stoney Close, Solihull

Guide Price £500,000

xact HOMES







PROPERTY OVERVIEW

We are delighted to present this exceptional extended four-bedroom detached house, nestled on a corner plot and offering a wealth of versatile living space. Situated in a highly sought-after location, this property is perfect for families seeking a spacious and comfortable home. Upon entering the property, you are welcomed by a spacious entrance hallway that leads to three large reception rooms, ideal for entertaining guests or relaxing with the family. The kitchen diner is modern and bright, offering ample space for cooking and dining, with a guest WC conveniently located nearby. The double garage provides excellent storage and parking options. Venturing upstairs, you will find four generous bedrooms, each providing a peaceful retreat for the occupants. The principal bedroom is a highlight, located at the front of the property and featuring a dressing room and en-suite shower room, offering a touch of luxury and privacy. Additionally, the westerly facing garden at the rear is a serene outdoor space, mainly laid with lawn and complemented by a full-width patio, perfect for al-fresco dining or relaxing in the sun. The garden also backs onto the local park, providing a tranquil backdrop and enhancing the sense of space and nature.







This property is offered to the market with the added benefit of no upward chain, allowing for a smooth and stress-free transition for the new owners. With its prime location, spacious interior, and modern amenities, this detached house presents a unique opportunity to acquire a stunning family home in a desirable setting. In conclusion, this extended four-bedroom detached house is a rare find, offering a perfect blend of contemporary living spaces, ample accommodation, and a convenient location. We recommend early viewing to fully appreciate the charm and lifestyle this property 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: F

Tenure: Freehold



AUCTIONEER COMMENTS

For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



- For Sale By Modern Auction – T & Cs Apply
- Buyers' Fees Apply
- Subject To A Hidden Reserve Price
- Buyer Information Park Available
- Extended Four Bedroom Detached House Situated On A Corner Plot
- All Downstairs Accommodation is Accessed Via the Entrance Hallway Which Leads To Three Large Reception Rooms, A Kitchen Diner, Guest WC & Double Garage
- Upstairs, The Property Boasts Four Generous Bedrooms And Two Well Appointed Bathrooms
- The Principal Bedroom Is Located At The Front Of The Property And Boasts A Dressing Room & En-Suite Shower Room
- To The Rear Of The Property Is A Westerly Facing Garden Which Is Mainly Laid With Lawn, Benefitting From A Full Width Patio & Backing Onto The Local Park
- Offered To The Market With The Added Benefit Of No Upward Chain



**ENTRANCE HALLWAY**

**WC**

**STUDY**
10' 10" x 8' 2" (3.30m x 2.50m)

**LIVING ROOM**
25' 3" x 14' 1" (7.70m x 4.30m)

**DINING ROOM**
13' 3" x 12' 10" (4.05m x 3.90m)

**KITCHEN / DINER WITH ADDITIONAL STORAGE**
25' 3" x 16' 7" (7.70m x 5.05m)

**UTILITY ROOM**

**INTEGRAL DOUBLE GARAGE**
16' 5" x 13' 9" (5.00m x 4.20m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**
13' 1" x 11' 10" (4.00m x 3.60m)

**DRESSING ROOM**
6' 7" x 6' 5" (2.00m x 1.95m)

**ENSUITE**
6' 7" x 6' 5" (2.00m x 1.95m)

**BEDROOM TWO**
12' 2" x 9' 0" (3.70m x 2.75m)

**BEDROOM THREE**
12' 0" x 8' 0" (3.65m x 2.45m)

**BEDROOM FOUR**
8' 10" x 6' 9" (2.70m x 2.05m)

**BATHROOM**
9' 0" x 6' 3" (2.75m x 1.90m)



**TOTAL SQUARE FOOTAGE**
197.4 sq.m (2125 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WESTERLY FACING GARDEN**

**FULL WIDTH PATIO**

**ITEMS INCLUDED IN THE SALE**
Integrated oven, extractor, fridge, 2x fridge/freezers, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and electric garage door.

**ADDITIONAL INFORMATION**
Services - direct mains water, sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded. Boiler - 1-2 months left on warranty.

**INFORMATION FOR POTENTIAL BUYERS**
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.









GROUND FLOOR

1ST FLOOR




TOTAL FLOOR AREA : 197.4 sq.m. (2125 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.

Made with Metropix ©2025


## Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk