



Sambourn Close, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This delightful four bedroom detached family home is set on a quiet cul-de-sac, ideally positioned close to all local amenities and highly regarded schools, making it perfect for growing families seeking both convenience and tranquillity. The property is immaculately presented throughout and is offered with no upward chain, ensuring a smooth and hassle-free purchase. Upon entering, you are greeted by a welcoming entrance hallway which features a guest cloakroom and ample storage options, providing a practical and stylish introduction to the home. The spacious living room is flooded with natural light, creating a warm and inviting atmosphere ideal for relaxing or entertaining guests. The fitted kitchen is equipped with integrated appliances, offering a sleek and functional space for culinary pursuits, while the formal dining room is seamlessly connected to a conservatory, providing an elegant setting for family meals or special occasions with lovely views. Upstairs, the property boasts four generously sized bedrooms, each thoughtfully designed to provide comfort and flexibility for family life, all serviced by a well-appointed family bathroom. Outside enjoys a well maintained rear garden with patio seating area.



Additional benefits include a driveway with parking for multiple vehicles, a carport, and a single garage that features a versatile office or store room to the rear (perfect for those working from home or requiring extra storage). This home combines practical family living with stylish interiors, making it an exceptional opportunity for buyers looking for a property that is ready to move into. Early viewing is highly recommended to fully appreciate the quality and space on 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: E

Tenure: Freehold



- Delightful Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac Close To Local Amenities & Schools
- Immaculately Presented & Abundance Of Natural Light Throughout
- Large Living Room & Formal Dining Room With Conservatory
- Four Generously Sized Bedrooms
- Well Maintained & Private Rear Garden
- Driveway Leading To Carport & Single Garage



ENTRANCE HALLWAY

WC

LIVING ROOM

10' 9" x 18' 11" (3.28m x 5.76m)

DINING ROOM

10' 4" x 10' 2" (3.15m x 3.09m)

CONSERVATORY

10' 6" x 9' 3" (3.21m x 2.81m)

KITCHEN

9' 8" x 8' 3" (2.95m x 2.51m)

FIRST FLOOR

BEDROOM ONE

11' 0" x 9' 0" (3.36m x 2.75m)

BEDROOM TWO

9' 11" x 10' 1" (3.03m x 3.07m)

BEDROOM THREE

9' 6" x 7' 9" (2.90m x 2.35m)

BEDROOM FOUR

7' 6" x 8' 9" (2.29m x 2.67m)

BATHROOM

7' 5" x 5' 9" (2.26m x 1.76m)



OUTSIDE THE PROPERTY

GARAGE

9' 1" x 19' 11" (2.78m x 6.07m)

OFFICE/STORAGE ROOM

7' 3" x 11' 7" (2.20m x 3.53m)

TOTAL SQUARE FOOTAGE

132.0 sq.m (1418 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED PRIVATE REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor and all carpets curtains, blinds and light fittings.

ADDITIONAL INFORMATION

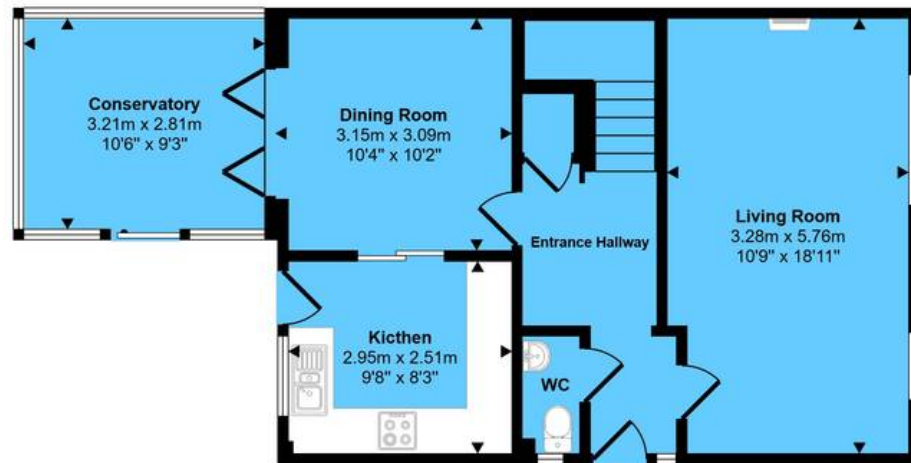
Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire.

INFORMATION FOR POTENTIAL BUYERS

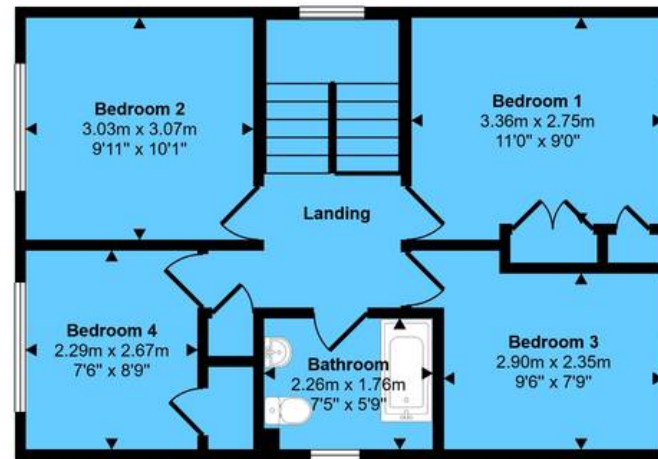
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



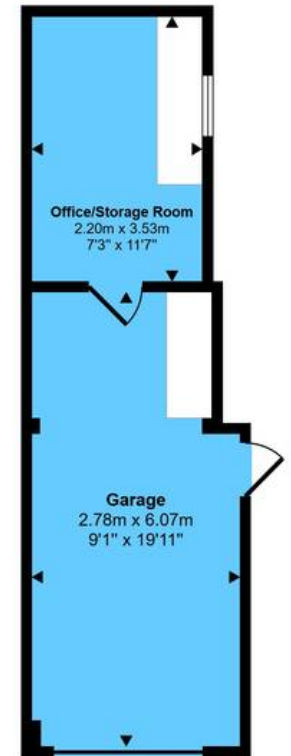
Approx Gross Internal Area
132 sq m / 1418 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 50 sq m / 534 sq ft



Garage
Approx 24 sq m / 260 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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