



Rosehall Close, Solihull

Guide Price £875,000



PROPERTY OVERVIEW

This impressive five bedroom detached family home is situated in a quiet cul-de-sac, offering a peaceful setting while remaining within easy reach of local amenities and highly regarded schools. Occupying a substantial private plot, the property welcomes you with a large entrance hallway that creates an immediate sense of space and grandeur. The spacious living room is ideal for relaxing and entertaining, while the expansive open plan kitchen/dining and family room forms the heart of the home, featuring integrated appliances and an abundance of natural light that enhances the contemporary design. A practical utility room and a guest cloakroom provide additional convenience for busy family life. The versatile home office or play room offers flexibility, catering to the needs of modern living, whether working from home or providing a dedicated space for children.



Upstairs, the accommodation continues to impress, with five well-proportioned bedrooms. The principal bedroom is particularly generous and benefits from an en-suite bathroom, while the remaining four bedrooms are all served by a spacious and well-appointed family bathroom.



The property also boasts ample storage throughout, ensuring a clutter-free environment. Outside enjoys an excellent private rear garden with large lawn section and a swimming pool. Additional features include a driveway with parking for multiple vehicles and a large double garage, providing secure storage and further enhancing the appeal of this exceptional family home. With its generous proportions, versatile living spaces, and prime location close to schools and amenities, this property offers the perfect blend of comfort, practicality, and style for modern family living. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.

- Five Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac Close To Local Schools
- Large Open Plan Kitchen / Dining & Family Room
- Spacious Living Room & Versatile Home Office
- Principal Bedroom With En-Suite
- Private Rear Garden With Swimming Pool
- Driveway Leading To Double Garage
- Early Viewing Essential





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

ENTRANCE HALLWAY

LIVING ROOM

16' 6" x 15' 3" (5.02m x 4.66m)

OFFICE/PLAY ROOM

8' 2" x 16' 3" (2.48m x 4.95m)

KITCHEN

13' 10" x 16' 2" (4.21m x 4.94m)

DINING & FAMILY ROOM

23' 6" x 9' 7" (7.17m x 2.92m)

UTILITY ROOM

7' 10" x 5' 0" (2.38m x 1.52m)

WC

FIRST FLOOR

**PRINCIPAL BEDROOM**

13' 8" x 10' 3" (4.17m x 3.12m)

ENSUITE

13' 6" x 5' 4" (4.12m x 1.62m)

DRESSING AREA**BEDROOM TWO**

13' 5" x 9' 7" (4.09m x 2.92m)

BEDROOM THREE

16' 2" x 6' 8" (4.93m x 2.04m)

BEDROOM FOUR

8' 1" x 11' 11" (2.46m x 3.62m)

BEDROOM FIVE

8' 1" x 10' 8" (2.46m x 3.24m)

BATHROOM

9' 1" x 6' 3" (2.77m x 1.91m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

25' 0" x 16' 0" (7.61m x 4.87m)

TOTAL SQUARE FOOTAGE

221.0 sq.m (2378 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PRIVATE REAR GARDEN WITH SWIMMING POOL****ITEMS INCLUDED IN THE SALE**

Integrated oven, Integrated hob, Extractor, Microwave, Fridge, Freezer, Fridge/Freezer, Dishwasher and All carpets, curtains and blinds.



ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

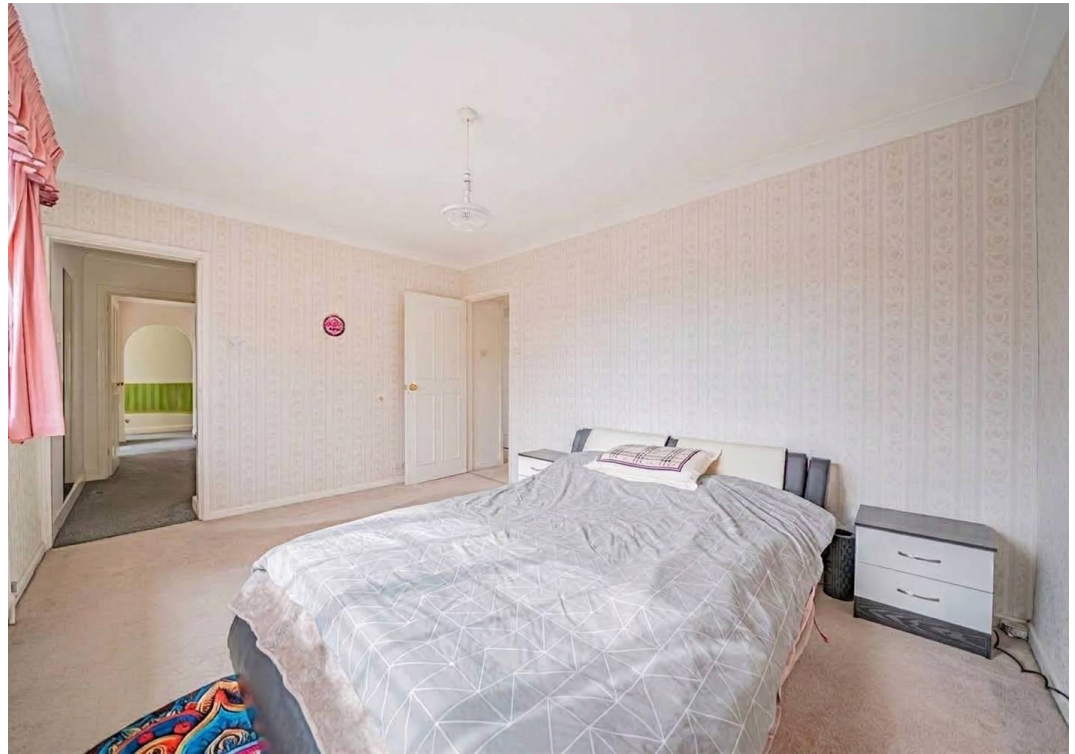
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

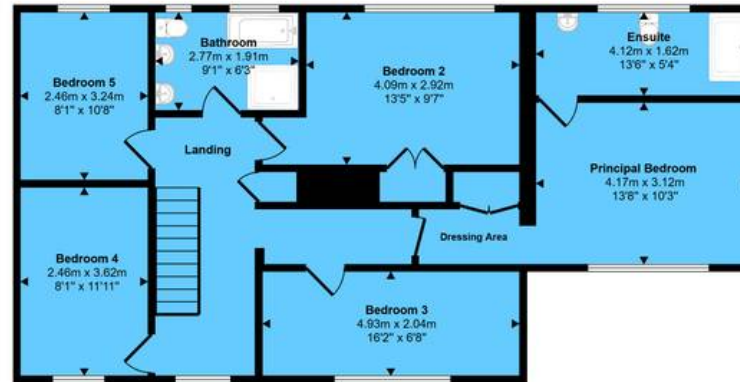
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



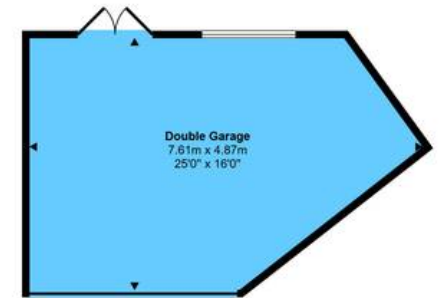
Approx Gross Internal Area
221 sq m / 2378 sq ft



Ground Floor
Approx 101 sq m / 1088 sq ft



First Floor
Approx 89 sq m / 962 sq ft



Garage
Approx 31 sq m / 328 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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