



Whitefields Road, Solihull

Guide Price £695,000





PROPERTY OVERVIEW

This versatile detached three bedroom dormer bungalow presents a rare opportunity to acquire a spacious and adaptable home in a prime location, offered to the market with no upward chain. Situated within walking distance of local amenities and falling within the highly sought-after Tudor Grange catchment area, the property is set on a generously sized plot and offers excellent scope for extension (subject to planning permission), making it ideal for those seeking to create their dream family residence. Upon entry, a welcoming hallway with ample storage space leads to the principal areas of the home. The spacious dual aspect living room is flooded with natural light, providing a comfortable setting for relaxation and entertaining. The fitted kitchen features a central island and flows seamlessly into the conservatory, creating a sociable space that enjoys pleasant views of the rear garden. A versatile home office, which could be easily adapted as a fourth bedroom, adds further flexibility to the layout. The large principal bedroom benefits from fitted storage, while a practical utility room and a family bathroom complete the ground floor accommodation.





Upstairs, there are two additional bedrooms, one of which is serviced by an en-suite, and the other boasting a generous walk-in wardrobe, catering well to family needs or visiting guests. Outside enjoys a well established rear garden with a large lawn section and patio seating area. Further enhancing the appeal of this property is the large driveway, which provides ample parking for multiple vehicles and leads to a single garage, offering additional storage or secure parking. This deceptively large bungalow combines comfortable family living with future potential and is perfectly positioned for enjoying the best of the local area, making early viewing highly recommended.

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



- Versatile Three Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Great Location Close To All Local Amenities & Schools
- Tudor Grange Academy Catchment Area
- Potential For Extension Subject To Planning Permission
- Spacious Dual Aspect Living Room
- Ample Parking On Large Driveway & Single Garage
- Early Viewing Essential

PORCH

HALLWAY

LIVING ROOM

13' 10" x 18' 8" (4.21m x 5.68m)

KITCHEN

11' 1" x 14' 5" (3.37m x 4.39m)

CONSERVATORY

10' 6" x 11' 2" (3.20m x 3.41m)

OFFICE

11' 7" x 11' 0" (3.53m x 3.36m)

UTILITY

5' 11" x 11' 1" (1.81m x 3.38m)

PRINCIPAL BEDROOM

16' 4" x 17' 2" (4.98m x 5.24m)

BATHROOM

8' 9" x 5' 3" (2.66m x 1.61m)



FIRST FLOOR

BEDROOM TWO

13' 0" x 10' 7" (3.95m x 3.23m)

ENSUITE

6' 6" x 6' 11" (1.99m x 2.11m)

BEDROOM THREE

11' 6" x 10' 10" (3.50m x 3.30m)

WALK IN WARDROBE

7' 2" x 6' 7" (2.18m x 2.01m)

OUTSIDE THE PROPERTY

GARAGE

9' 7" x 18' 8" (2.91m x 5.68m)

SIDE PASSAGE

TOTAL SQUARE FOOTAGE

191.0 sq.m (2056 sq.ft) approx.

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

WELL ESTABLISHED REAR GARDEN WITH PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, fridge/freezer, dishwasher and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises).



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.

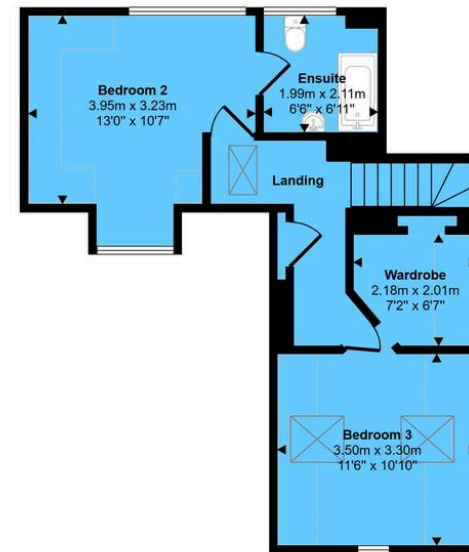
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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
191 sq m / 2056 sq ft



First Floor
Approx 43 sq m / 464 sq ft

Ground Floor
Approx 148 sq m / 1592 sq ft

Denotes head height below 1.5m

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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