

Yewhurst Road, Solihull

Guide Price £699,950

xact HOMES







PROPERTY OVERVIEW

Introducing this exquisite four bedroom, three bathroom detached family home situated on a sought-after road in Solihull.

Upon entering, you are greeted by a spacious entrance hallway, leading to two generously sized reception rooms. The living room impresses with sliding doors that afford views over the rear garden, allowing natural light to cascade in effortlessly. The adjacent family room features a charming bay window, offering a cosy retreat for relaxation.

The heart of the home awaits in the form of a well-appointed fitted kitchen, complete with ample work surfaces and a breakfast bar. Connected seamlessly to a delightful conservatory overlooking the rear garden, this space is ideal for both every-day living and entertaining. Completing the ground floor is a convenient downstairs shower room and a single garage, providing practicality and functionality in equal measure.

Ascending the staircase, you will find four bedrooms, including a principal bedroom with its own ensuite for added luxury. The remaining bedrooms are served by a spacious family bathroom and a separate WC, ensuring comfort and convenience for all residents.







Outside, a well-maintained rear garden beckons, featuring a lush lawn section and a patio seating area - perfect for enjoying al fresco dining and outdoor relaxation. Meanwhile, the front of the property offers a driveway capable of accommodating multiple vehicles, providing ample parking space for residents and guests alike.

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

- Four Bedroom Detached Family Home
- Set On A Sought After Road In Solihull
- Three Large Reception Rooms Including Conservatory
- Fitted Kitchen With Breakfast Bar
- Four Generously Sized Bedrooms
- Well Maintained Rear Garden
- Driveway & Single Garage



ENTRANCE PORCH

ENTRANCE HALLWAY

FAMILY ROOM
12' 10" x 11' 5" (3.91m x 3.48m)

LIVING ROOM
15' 4" x 12' 7" (4.68m x 3.83m)

KITCHEN
14' 2" x 11' 10" (4.33m x 3.61m)

CONSERVATORY
10' 10" x 9' 7" (3.30m x 2.93m)

SHOWER ROOM
8' 9" x 5' 11" (2.66m x 1.81m)

FIRST FLOOR

PRINCIPAL BEDROOM
15' 4" x 11' 11" (4.67m x 3.64m)

ENSUITE
6' 2" x 3' 1" (1.88m x 0.95m)

BEDROOM TWO
11' 5" x 10' 11" (3.49m x 3.32m)

BEDROOM THREE
8' 11" x 8' 3" (2.72m x 2.51m)

BEDROOM FOUR
8' 4" x 8' 1" (2.55m x 2.46m)

BATHROOM
8' 11" x 5' 9" (2.71m x 1.75m)

WC

TOTAL SQUARE FOOTAGE
123.9 sq.m (1334 sq.ft) approx.

OUTSIDE THE PROPERTY



GARAGE
17' 3" x 8' 9" (5.26m x 2.66m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE
White goods in kitchen, some carpets, some curtains, some blinds and some light fittings, integrated wardrobe, plus wardrobes in principal bedroom, underfloor heating, solar panels, storage box in garden, garden shed and a 2024 electric car charging point.

ADDITIONAL INFORMATION
Services - direct mains water (with water meter), sewers, electricity and solar PV (Photovoltaic) panels. Broadband - cable.

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 : 123.9 sq.m. (1334 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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