

Nichols Close, Solihull

Guide Price £695,000

xact HOMES







PROPERTY OVERVIEW

!!! RARE OPPORTUNITY FOR A BESPOKE NEWLY REFURBISHED FAMILY HOME COMING SUMMER 2027 !!!

A superb opportunity presents itself to acquire a four bedroom detached family home, soon to be fully refurbished and thoughtfully extended to a high specification. This property has just been purchased by a highly regarded developer, with an extensive programme of works about to commence and completion anticipated by summer next year. Prospective buyers have the unique advantage of agreeing a sale at this early stage, allowing you to contribute to the specification and make certain elements bespoke to your taste. The ground floor layout will be carefully remodelled to provide modern, family-friendly living spaces. At the centre of the home will be a stunning kitchen and dining room, designed to be flooded with natural light and complemented by an impressive orangery with a skylight. The formal living room offers flexibility, featuring double doors that can either flow seamlessly into the kitchen or remain closed for a more intimate setting. A practical utility room adds convenience, while the garage is set to be converted into a spacious home office and a small store room, perfect for modern working requirements.







Upstairs, four well-proportioned bedrooms provide ample accommodation, including a principal bedroom with a stylish en-suite and a contemporary family bathroom. The sellers request a £40,000 deposit to secure the sale, after which they are open to personalisation requests within reason.

Outside, the property will enjoy a beautifully landscaped rear garden, providing an ideal space for both relaxation and entertaining. A patio seating area will be perfectly positioned to enjoy the afternoon sun, making it an excellent spot for al fresco dining or simply unwinding with family and friends. The front of the property will benefit from a large gravel driveway, offering parking for multiple vehicles and ensuring convenience for both residents and visitors. The overall plot is designed to maximise privacy and kerb appeal, with mature planting and carefully considered boundaries. Whether you are looking for a space for children to play, a garden to cultivate, or simply a tranquil setting to call your own, the outside space at this home is sure to impress. This is a rare chance to secure a bespoke family residence in a desirable location, tailored to your specifications and ready to enjoy for years to come.

** All photos are for illustration purposes only ***



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

- Refurbished Four Bedroom Detached Family Home
- Completion Expected In Summer 2027
- Soon To Be Fully Refurbished & Extended
- Opportunity To Personalise Throughout The Process
- £40,000 Deposit Required
- Finished To A High Specification Throughout
- Rare Opportunity On A Sought After Road
- NO UPWARD CHAIN
- Ready For Immediate Occupation



ITEMS INCLUDED IN THE SALE
TBC

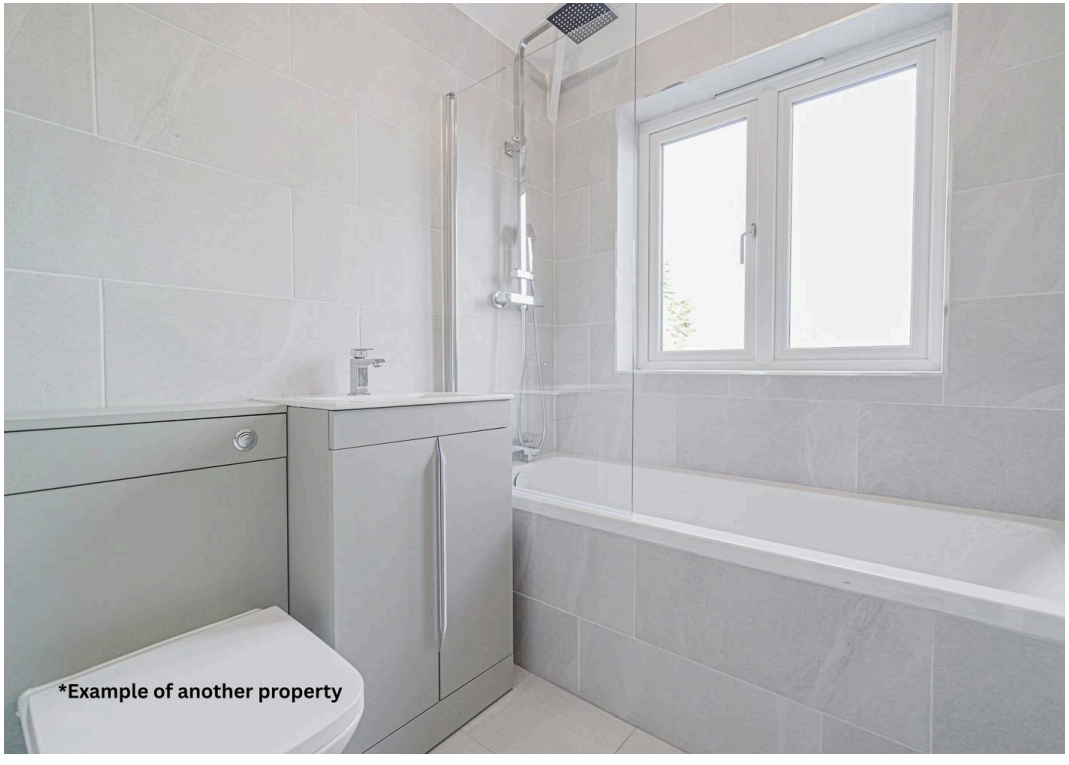
ADDTIONAL INFORMATION
Services - mains gas, electricity and sewers.
Broadband - FTTP (fibre to the premises).

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.


*Example of another property


*Example of another property


*Example of another property


*Example of another property

GROUND FLOOR

1ST FLOOR



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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