



ASHLEIGH ROAD, SOLIHULL, B91 1AE
OFFERS IN EXCESS OF £925,000

xact
exclusive

➤ Impressive Edwardian Semi Detached
➤ Sought After Road
➤ Walking Distance To Solihull Town Centre

➤ Immaculately Maintained & Modernised
➤ Six Bedrooms
➤ Impressive Open Plan Luxury Fitted Kitchen/Family Area

➤ Two Reception Rooms
➤ Three Bathrooms
➤ Superb 150ft. Mature Landscaped Gardens

PROPERTY OVERVIEW

A rare opportunity to purchase this impressive six bedroom Edwardian Semi Detached situated in one of the most sought after roads in Solihull (Houses on Ashleigh Road were featured on Phil Spencer's Channel 4 programme, Britain in 100 Homes, as excellent examples of Edwardian properties). This property been immaculately maintained and decorated with many original features and has the added attraction of a superb modern luxury fitted kitchen/family room with bi fold doors leading out to a superb mature landscaped garden. We recommend early viewing on this property which briefly comprises :- entrance hall, guest cloakroom, spacious dining room with Inglenook fireplace, living room, superb open plan kitchen/family room with bi fold doors leading out to the rear garden, utility area, six bedrooms, two family bathrooms, ensuite bathroom, garage and superb 150ft. landscaped gardens.

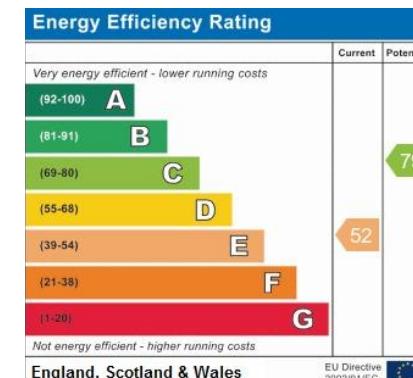
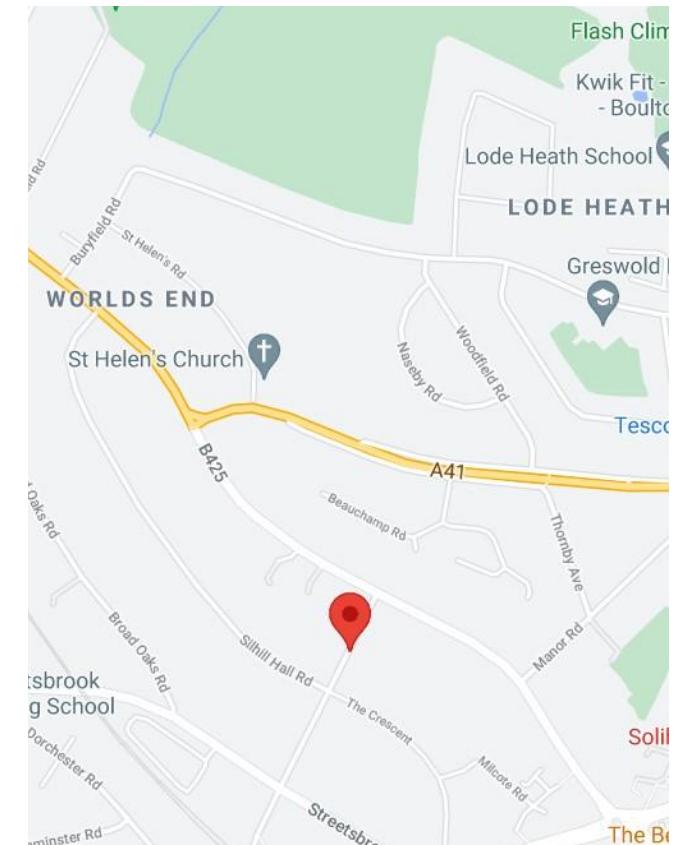
PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

COUNCIL TAX	Band G
TENURE	Freehold
SERVICES	Mains gas, electricity and water
BROADBAND	BT
LOFT SPACE	Boarded with ladder and lighting
GARDEN	South East Facing

ITEMS INCLUDED IN THE SALE

Extractor in the kitchen, Bosch dishwasher, all curtains and blinds, some light fittings, underfloor heating and garden shed.



FIRST FLOOR

BEDROOM ONE (REAR)
15' 0" x 11' 9" (4.58m x 3.59m)

ENCLOSED PORCH

ENTRANCE HALL
18' 4" x 14' 3" (max) (5.60m x 4.35m)

GUEST WC
6' 9" x 3' 7" (2.08m x 1.11m)

DINING ROOM
16' 9" x 15' 10" (max) (5.11m x 4.85m)

LIVING ROOM
18' 5" x 13' 4" (5.63m x 4.07m)

EXTENDED LUXURY KITCHEN
30' 11" x 10' 0" (9.43m x 3.05m)

LAUNDRY / UTILITY ROOM
19' 11" x 6' 11" (6.08m x 2.11m)

CELLAR

ENSUITE
10' 0" x 7' 4" (3.07m x 2.26m)

BEDROOM TWO (FRONT)
12' 10" x 12' 5" (3.93m x 3.80m)

BEDROOM THREE (FRONT)
14' 3" x 9' 1" (4.35m x 2.79m)

SECOND FLOOR

BEDROOM FOUR (REAR)
12' 5" x 12' 1" (max) (3.80m x 3.70m)

BEDROOM FIVE (FRONT)
13' 4" x 11' 6" (4.08m x 3.51m)

BEDROOM SIX (SIDE)
11' 11" x 9' 2" (3.65m x 2.80m)

BATHROOM
9' 8" x 5' 2" (2.96m x 1.59m)

OUTSIDE THE PROPERTY

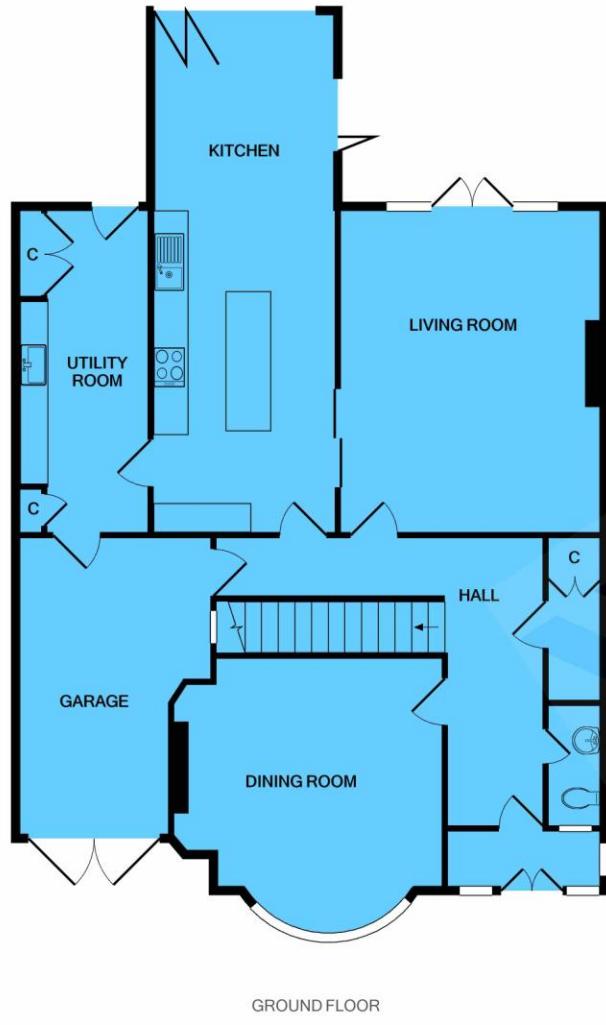
GARAGE
16' 8" x 9' 4" (5.10m x 2.85m)

LARGE MATURE GARDENS

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Whilst every attempt has been made to ensure the accuracy of the floor plan 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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