



Beechnut Lane, Solihull

Guide Price £1,395,000





PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull a fantastic opportunity to purchase this five bedroom extended detached which must be viewed internally to be appreciated. This property offers spacious family accommodation and benefits from gas central heating, double glazing and has the added attraction of a large extended luxury kitchen/dining/family room. The property is approached by a gated entrance and briefly comprises of: impressive entrance hall, guest shower room, living room, study, snug, large open plan luxury fitted kitchen/dining/family room, utility room, five bedrooms, three ensuites, family bathroom, balcony and West facing wrap around garden.





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: G

Tenure: Freehold

- Sought After Location
- Gated Entrance
- Impressive Five Bedroom Detached
- Spacious Family Accommodation
- Walking Distance Of Solihull Town Centre
- Large Open Plan Kitchen/Family/Dining Room
- Three Reception Rooms
- Three Ensuites And Family Bathroom





ENTRANCE HALLWAY
22' 5" x 11' 9" (6.82m x 3.58m)

GUEST SHOWER ROOM
6' 1" x 6' 2" (1.86m x 1.87m)

LIVING ROOM
22' 3" x 16' 0" (6.77m x 4.88m)

STUDY
12' 7" x 11' 9" (3.84m x 3.58m)

SNUG
13' 9" x 8' 8" (4.18m x 2.64m)

KITCHEN
17' 12" x 14' 1" (5.48m x 4.3m)

FAMILY/DINING ROOM
23' 7" x 16' 8" (7.2m x 5.09m)

UTILITY ROOM
7' 10" x 6' 9" (2.39m x 2.07m)





FIRST FLOOR

BEDROOM ONE

27' 9" x 16' 10" (8.47m x 5.12m)

ENSUITE

7' 8" x 6' 4" (2.33m x 1.93m)

BEDROOM TWO

22' 4" x 13' 5" (6.8m x 4.09m)

ENSUITE

4' 6" x 7' 8" (1.38m x 2.33m)

BEDROOM THREE

13' 9" x 12' 6" (4.2m x 3.8m)

ENSUITE

3' 9" x 8' 9" (1.14m x 2.67m)

BEDROOM FOUR

12' 9" x 11' 9" (3.89m x 3.58m)

BEDROOM FIVE

8' 6" x 10' 9" (2.6m x 3.28m)

BATHROOM

10' 6" x 8' 9" (3.2m x 2.66m)

OUTSIDE THE PROPERTY

BALCONY

WEST FACING WRAP AROUND GARDEN

**ITEMS INCLUDED IN THE SALE**

Free standing cooker, integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in bedroom one and two, all light fittings, garden shed and CCTV

ADDITIONAL INFORMATION

Services: water meter, main gas. oil and electricity.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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.
Made with Metropix ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

