



Woodfield Road, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

Located on a highly sought after road in Solihull is this delightful four bedroom detached property which is immaculately presented throughout creating a superb family home. Set behind a wide tarmac driveway providing parking for multiple vehicles the ground floor accommodation is accessed via a welcoming entrance hallway connecting all reception rooms consisting of:- a large living room with feature fireplace and excellent views of the rear garden; a spacious family room offering versatility to be used as a separate dining room; a bright and roomy open plan kitchen / diner with fully integrated appliances, large pantry and decorative tiles throughout; and a double garage with ample storage and downstairs toilet. The first floor is made up of four bedrooms, three of which are spacious doubles with the principal bedroom benefiting from fitted wardrobes and bedroom four offers versatility to be used as a home office. All bedrooms are serviced via a modern family bathroom with both walk-in shower and bath. Outside the property enjoys a beautiful rear garden which is mainly laid with lawn and includes a large patio seating area. To view this outstanding family home call Xact Homes today on 0121 712 6222.





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 Property
- Immaculately Presented Throughout
- Living Room & Family Room
- Open Plan Kitchen / Diner
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Double Garage With Ample Storage
- Rear Garden With Patio Seating Area
- Tarmac Driveway



ENTRANCE HALLWAY
16' 2" x 6' 11" (4.94m x 2.10m)

LIVING ROOM
16' 2" x 11' 11" (4.92m x 3.64m)

FAMILY ROOM
13' 11" x 11' 11" (4.25m x 3.64m)

KITCHEN/DINER

KITCHEN
11' 9" x 7' 9" (3.57m x 2.36m)

DINER
12' 0" x 8' 4" (3.67m x 2.53m)

WC

FIRST FLOOR

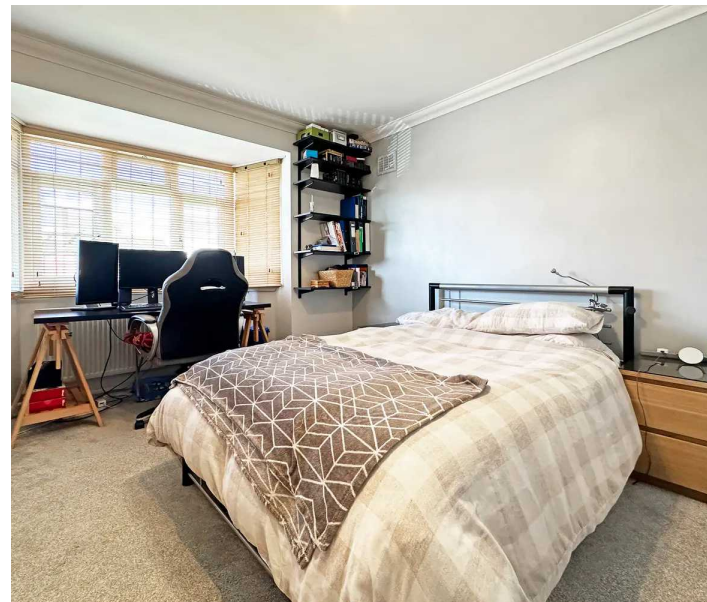
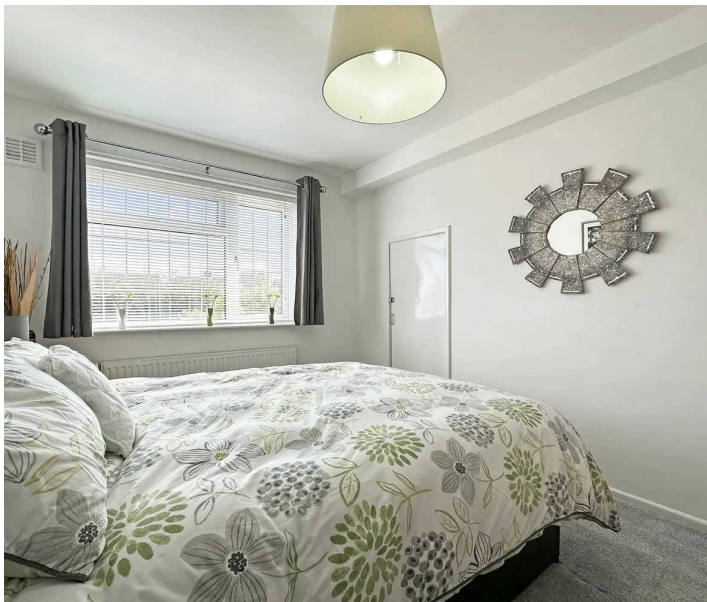
PRINCIPAL BEDROOM
16' 3" x 12' 0" (4.96m x 3.65m)

BEDROOM TWO
12' 0" x 11' 11" (3.65m x 3.63m)

BEDROOM THREE
8' 9" x 12' 1" (2.67m x 3.68m)

BEDROOM FOUR
9' 5" x 7' 2" (2.88m x 2.19m)

BATHROOM
12' 3" x 8' 1" (3.73m x 2.46m)





OUTSIDE THE PROPERTY

REAR GARDEN

GARAGE

24' 1" x 12' 8" (7.35m x 3.85m)

ITEMS INCLUDED IN THE SALE

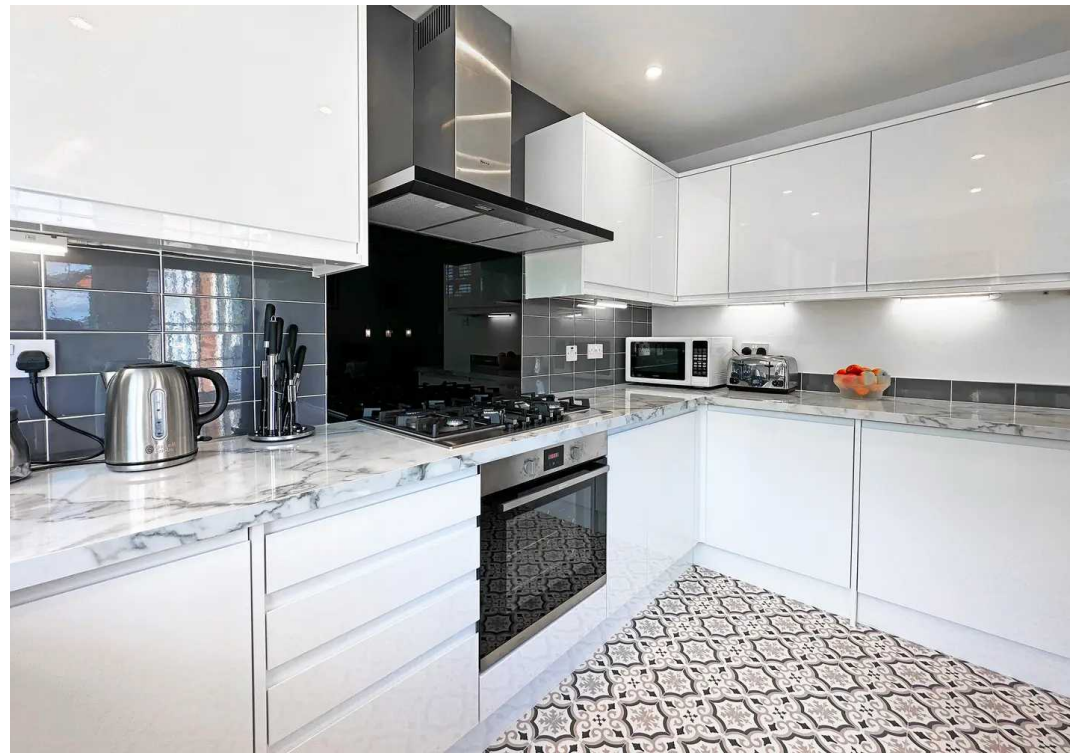
Neff integrated oven, Neff integrated hob, Neff extractor, Bosch fridge, Bosch freezer, Zanussi dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one and four, all light fittings, garden shed and electric garage door.

ADDITIONAL INFORMATION

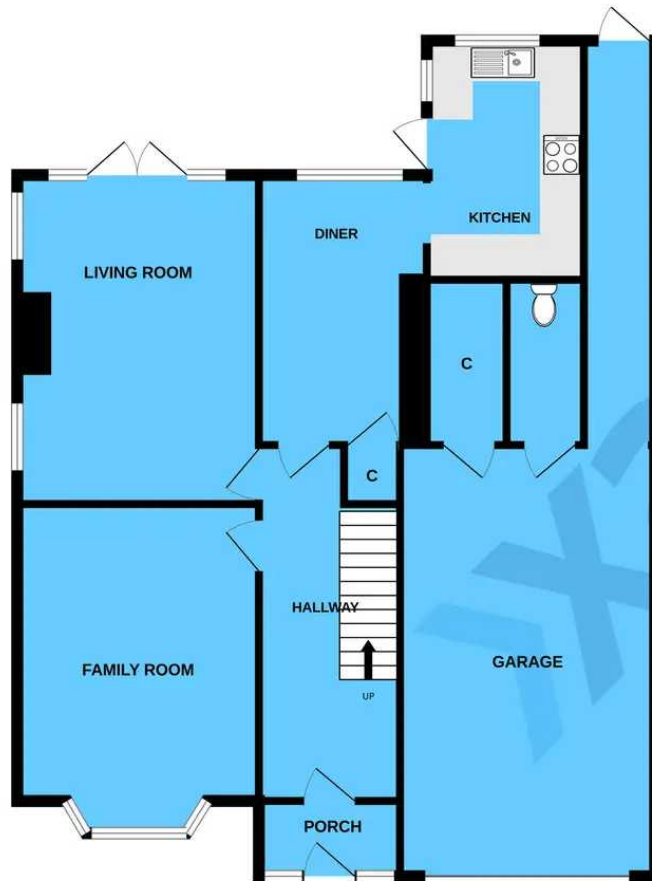
Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Media. Loft Space: with ladder and lighting.

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.
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