



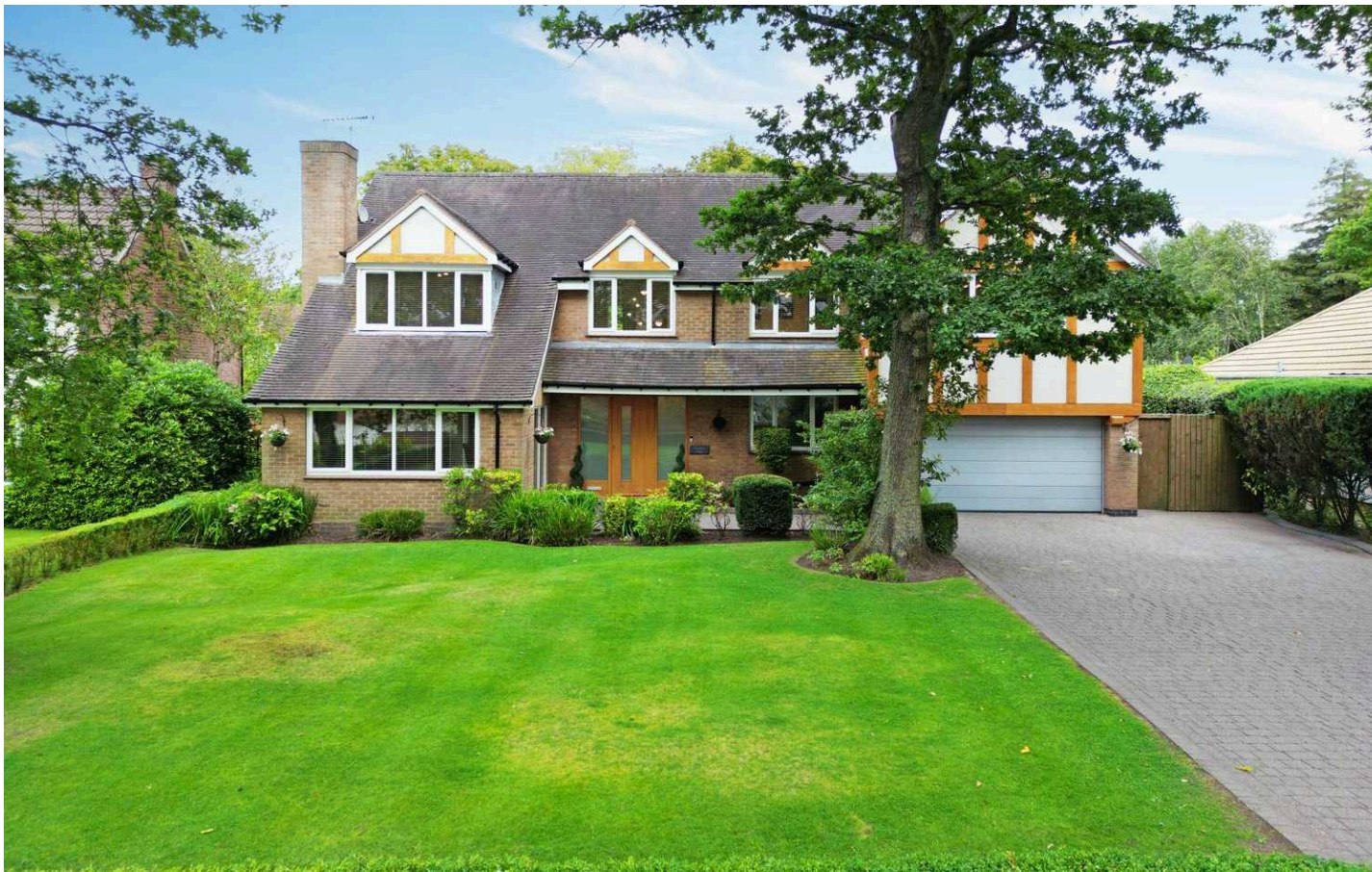
## Woodside Way, Solihull

Guide Price £1,395,000

**xact**  
EXCLUSIVE

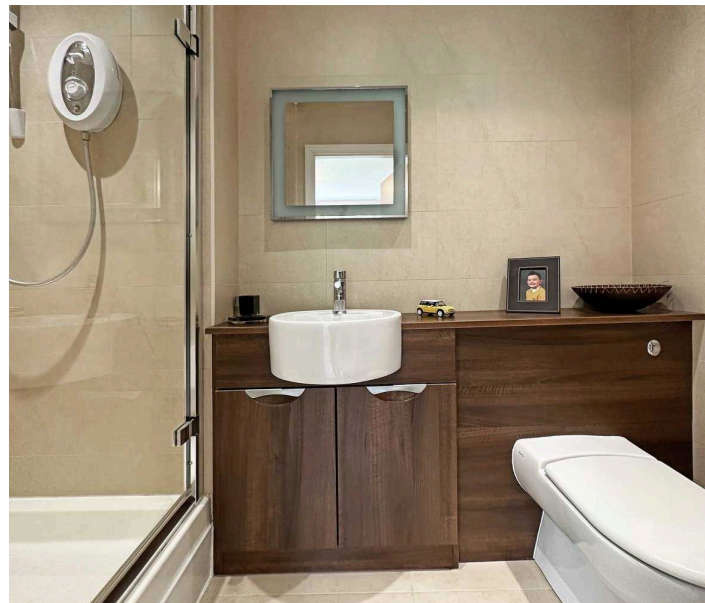
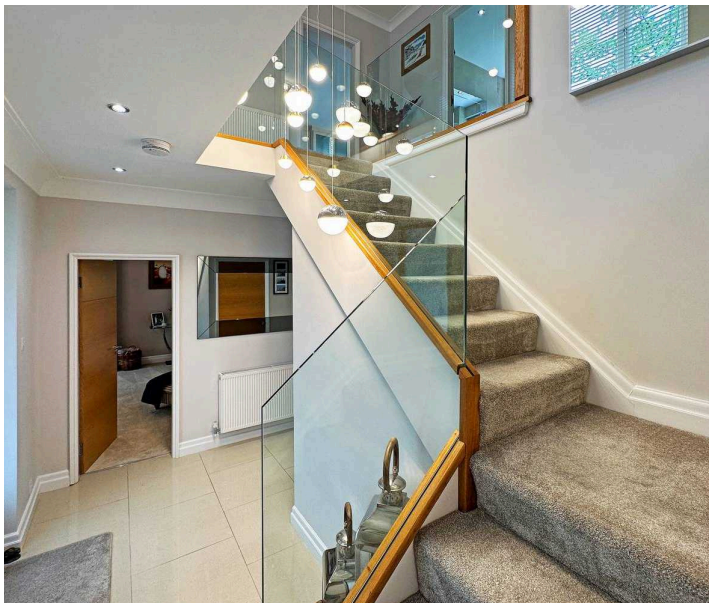






## PROPERTY OVERVIEW

Situated on one of the most sought after roads in Solihull, a fantastic opportunity to purchase this stunning five bedroom detached which must be viewed internally to be appreciated. The property has been vastly modernized and improved, benefits from gas central heating, UPVC double glazing and has the added attraction of a luxury fitted breakfast kitchen, three en-suites and family bathroom. This property has been immaculately maintained throughout and briefly comprises of: canopy porch, impressive entrance hall, guest cloakroom, sitting room, dining room, fitted study, luxury fitted breakfast kitchen, family room, laundry/utility room, five double bedrooms, three en-suites, family bathroom, double garage and superb landscaped garden.



- Sought After Road
- Five Bedroom Detached
- Immaculately Maintained And Decorated
- Four Reception Rooms
- Five Bedrooms
- Three En-suites
- Luxury Fitted Kitchen
- Double Garage
- Superb Landscaped 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

## CANOPY PORCH

## ENTRANCE HALL

## GUEST CLOAKROOM

7' 10" x 4' 10" (2.40m x 1.48m)

## SITTING ROOM

19' 11" x 13' 9" (6.06m x 4.20m)

## DINING ROOM

13' 9" x 13' 1" (4.20m x 3.99m)

## STUDY

9' 11" x 9' 11" (3.01m x 3.01m)

## BREAKFAST KITCHEN

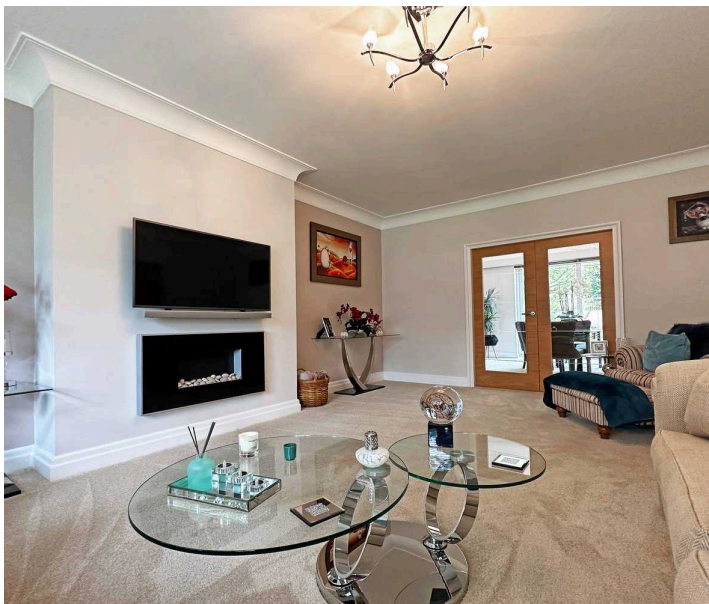
17' 11" x 15' 9" (5.46m x 4.80m)

## FAMILY ROOM

15' 8" x 15' 2" (4.78m x 4.63m)

## LAUNDRY/UTILITY ROOM

11' 4" x 5' 2" (3.46m x 1.58m)







## **FIRST FLOOR**

### **GALLERY LANDING**

#### **BEDROOM ONE**

16' 11" x 15' 9" (5.16m x 4.80m)

#### **EN SUITE**

11' 0" x 7' 2" (3.36m x 2.19m)

#### **BEDROOM TWO**

15' 9" x 12' 10" (4.80m x 3.90m)

#### **EN SUITE**

8' 8" x 4' 1" (2.63m x 1.25m)

#### **BEDROOM THREE**

16' 1" x 13' 9" (4.90m x 4.20m)

#### **EN SUITE**

11' 1" x 4' 5" (3.38m x 1.34m)

#### **BEDROOM FOUR**

13' 11" x 11' 3" (4.23m x 3.44m)

#### **BEDROOM FIVE**

13' 9" x 10' 7" (4.20m x 3.22m)

#### **FAMILY BATHROOM**

8' 10" x 8' 7" (2.70m x 2.61m)

#### **TOTAL SQUARE FOOTAGE**

Total floor area - 300.0 sq.m. = 3229 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

#### **DOUBLE GARAGE**

20' 10" x 15' 10" (6.36m x 4.83m)

#### **LANDSCAPED GARDEN**



**ITEMS INCLUDED IN THE SALE**

Samsung integrated oven (x2), integrated hob, extractor, microwave, fridge, freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two, three, four and five, all light fittings, a garden shed and an electric garage door.

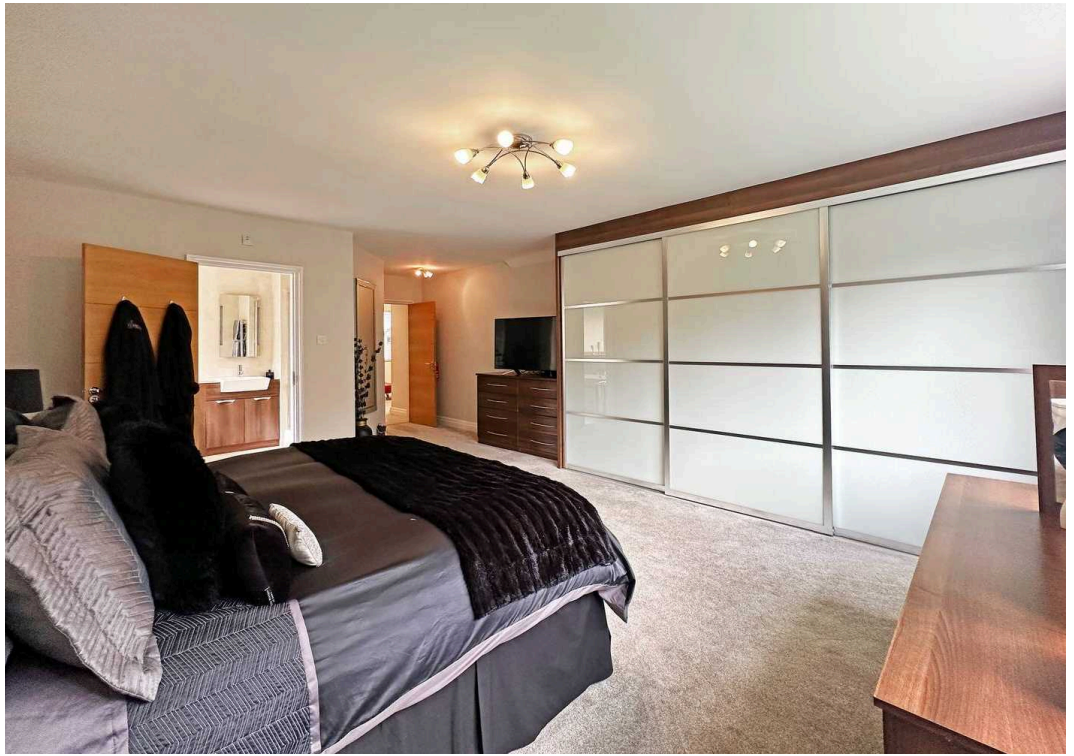
**ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers. Broadband - Vodafone Full Fibre. Loft space - boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

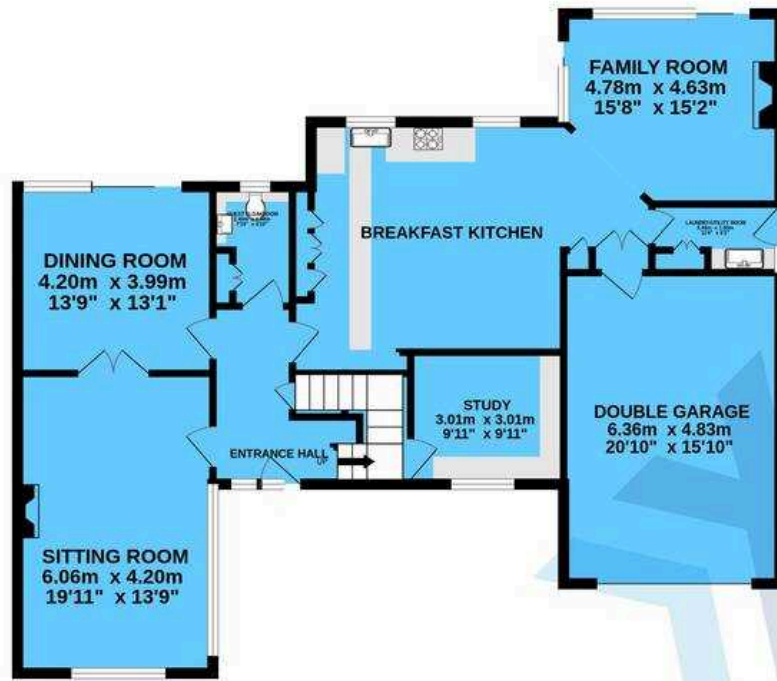
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



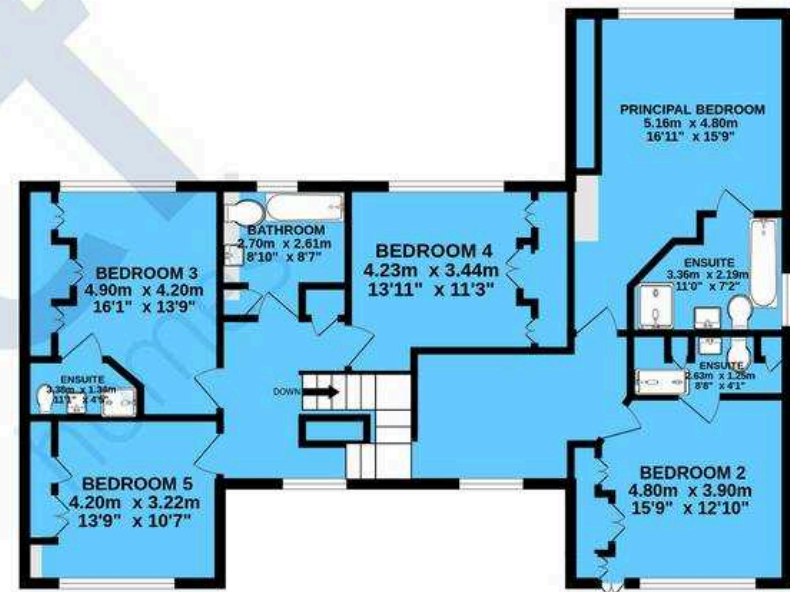




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 300.0 sq.m. (3229 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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# Xact Homes

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