



Whitefields Road, Solihull

Guide Price £995,000





Whitefields Road

Solihull

PROPERTY OVERVIEW

Located in a sought after area, a rare opportunity to purchase this impressive five bedroom detached offered to the market with NO UPWARD CHAIN, which must be viewed internally to be appreciated. This property is within easy walking distance of Solihull Town Centre, Solihull Train Station and all local amenities. Whitefield Road stands within the Tudor Grange Academy Catchment and the accommodation briefly comprises of: enclosed porch, spacious entrance hall, guest cloakroom, attractive through lounge, dining room, study, fitted kitchen, sun room, laundry/utility, five double bedrooms, ensuite bathroom, family bathroom, garage and superb South East facing rear garden.



Council Tax band: G

Tenure: Freehold

- Spacious Five Bedroom Detached
- Walking Distance To Solihull Town Centre
- Immaculately Maintained Throughout
- Two Reception Rooms
- Fitted Kitchen
- Sun Room
- Ensuite Shower Room & Family Bathroom
- South East Facing Rear Garden
- Garage



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.

ENCLOSED PORCH

7' 0" x 7' 11" (2.14m x 2.42m)

ENTRANCE HALL

21' 10" x 6' 11" (6.65m x 2.10m)

GUEST CLOAKROOM

4' 10" x 3' 1" (1.47m x 0.94m)

THROUGH LOUNGE

22' 3" x 13' 7" (6.77m x 4.13m)

DINING ROOM

14' 7" x 13' 11" (4.44m x 4.24m)

STUDY

13' 8" x 5' 7" (4.16m x 1.69m)

KITCHEN

12' 11" x 12' 2" (3.93m x 3.72m)

SUN ROOM

14' 9" x 14' 9" (4.50m x 4.50m)

LAUNDRY/UTILITY ROOM

9' 5" x 6' 11" (2.87m x 2.11m)





FIRST FLOOR

BEDROOM ONE

13' 6" x 10' 11" (4.12m x 3.32m)

ENSUITE

13' 5" x 6' 11" (4.09m x 2.10m)

BEDROOM TWO

14' 9" x 11' 10" (4.49m x 3.61m)

BEDROOM THREE

14' 10" x 13' 7" (4.51m x 4.15m)

BEDROOM FOUR

14' 11" x 13' 0" (4.55m x 3.96m)

BEDROOM FIVE

10' 5" x 8' 8" (3.17m x 2.64m)

FAMILY BATHROOM

10' 1" x 9' 10" (3.08m x 3.00m)

OUTSIDE THE PROPERTY

SOUTH EAST FACING REAR GARDEN

GARAGE

20' 4" x 14' 9" (6.21m x 4.50m)

TOTAL SQUARE FOOTAGE

276.8 sq.m (2979 sq.ft) approx.



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings, garden shed and electric garage door.

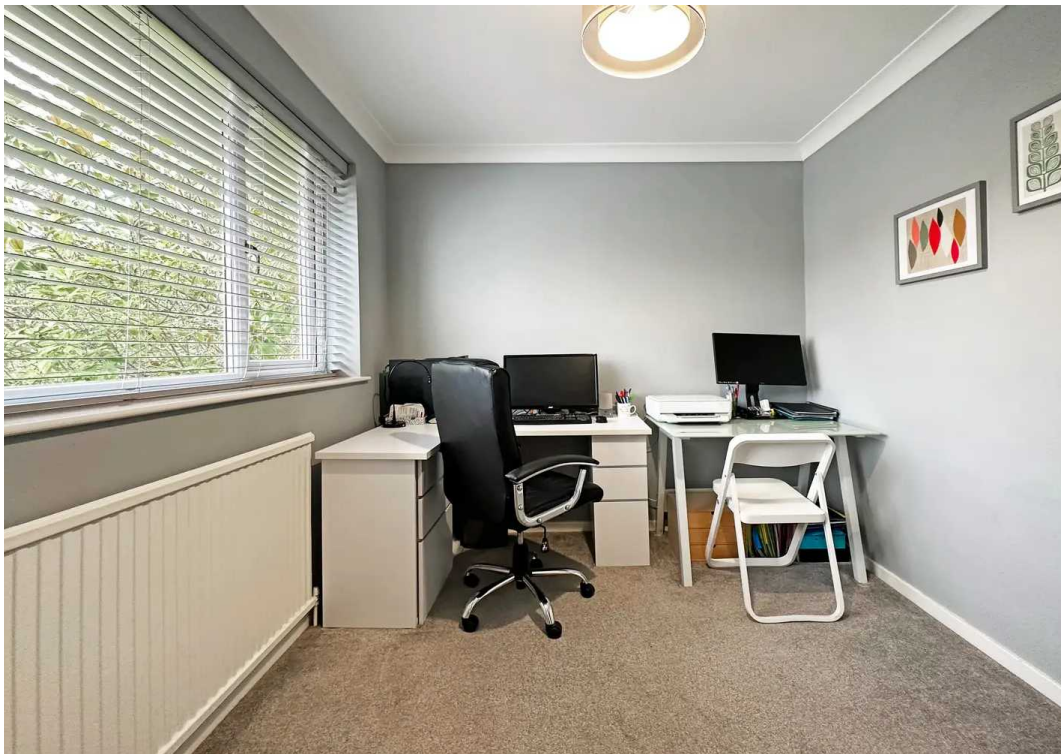
ADDITIONAL INFORMATION

Services: water meter, mains gas, electricity and mains sewers. Broadband: Sky Fibre-Optic. Loft Space: partly 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 : 276.8 sq.m. (2979 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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