



Ashborough Drive, Solihull

Guide Price £800,000

**xact**  
EXCLUSIVE





## PROPERTY OVERVIEW

Immaculately presented and located on a quiet and highly sought after road in Solihull, this four bedroom detached family home offers spacious and comfortable living for a growing family. With the added benefit of NO UPWARD CHAIN, this property is ready for its new owners to move straight in.

The property begins with a wide block paved driveway, providing ample parking space for multiple vehicles and leading to a detached double garage. Upon entering, you are welcomed into a spacious entrance hallway with ample storage and a convenient guest toilet.

The heart of the home is the fitted kitchen, which leads into a dining room through a set of sliding doors. The ground floor also features a large living room with views of the front of the property, connected to a stunning garden room running along the rear elevation with abundant natural light and delightful views of the rear garden. Completing the ground floor is a practical utility room with space for white goods.





Upstairs, the property boasts a large principal bedroom with fitted wardrobes and an ensuite bathroom. The remaining bedrooms consist of two double bedrooms and a single bedroom, offering versatility to be used as a home office if desired. A modern family bathroom provides convenience for the whole family.

Externally, the property enjoys a low maintenance rear garden with artificial grass, perfect for spending time outdoors during the warmer months. There is also a large patio seating area, ideal for entertaining guests or simply relaxing with family. This property truly has it all and is not to be missed.

#### 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

- Four Bedroom Detached Property
- NO UPWARD CHAIN
- Walking Distance To Widney Manor Station
- Fitted Kitchen & Dining Room
- Living Room
- Garden Room With Abundance Of Natural Light
- Principal Bedroom With Ensuite
- Wide Driveway With Double Garage
- Low Maintenance Rear Garden





**PORCH**

**ENTRANCE HALLWAY**

**GUEST TOILET**

7' 3" x 3' 1" (2.20m x 0.95m)

**KITCHEN**

12' 10" x 9' 10" (3.90m x 3.00m)

**DINING ROOM**

12' 2" x 9' 10" (3.70m x 3.00m)

**LIVING ROOM**

18' 6" x 11' 0" (5.65m x 3.35m)

**GARDEN ROOM**

23' 11" x 9' 10" (7.30m x 3.00m)

**UTILITY ROOM**

7' 3" x 5' 11" (2.20m x 1.80m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 6" x 11' 10" (3.80m x 3.60m)

**ENSUITE**

6' 7" x 6' 1" (2.00m x 1.85m)

**BEDROOM TWO**

11' 2" x 9' 10" (3.40m x 3.00m)

**BEDROOM THREE**

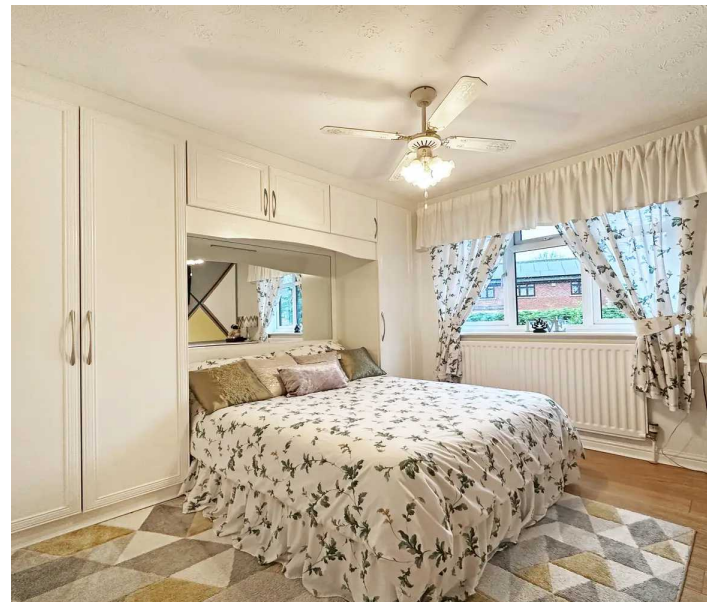
10' 8" x 9' 4" (3.25m x 2.85m)

**BEDROOM FOUR**

8' 2" x 8' 2" (2.50m x 2.50m)

**BATHROOM**

6' 7" x 6' 7" (2.00m x 2.00m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 176.0 sq.m. = 1894 sq.ft. approx.

**OUTSIDE THE PROPERTY****DETACHED DOUBLE GARAGE**

18' 4" x 17' 11" (5.60m x 5.45m)

**REAR GARDEN****ITEMS INCLUDED IN SALE**

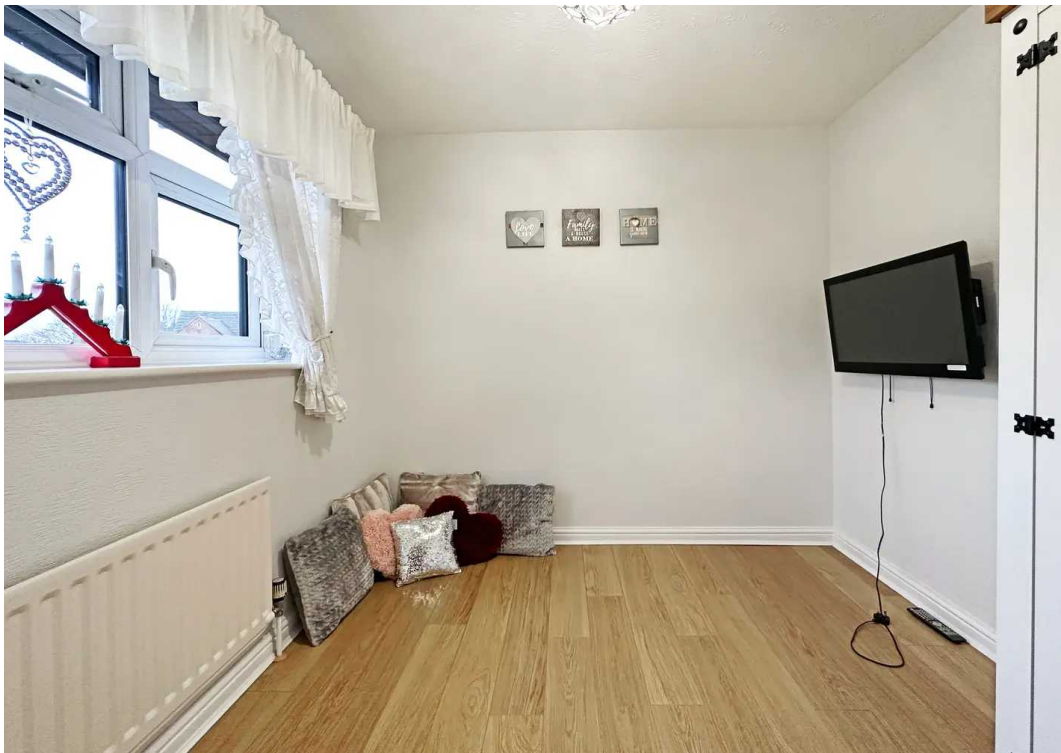
Extractor, all carpets, some curtains, all blinds, fitted wardrobes in all bedrooms, an electric garage door and car charging point.

**ADDITIONAL INFORMATION**

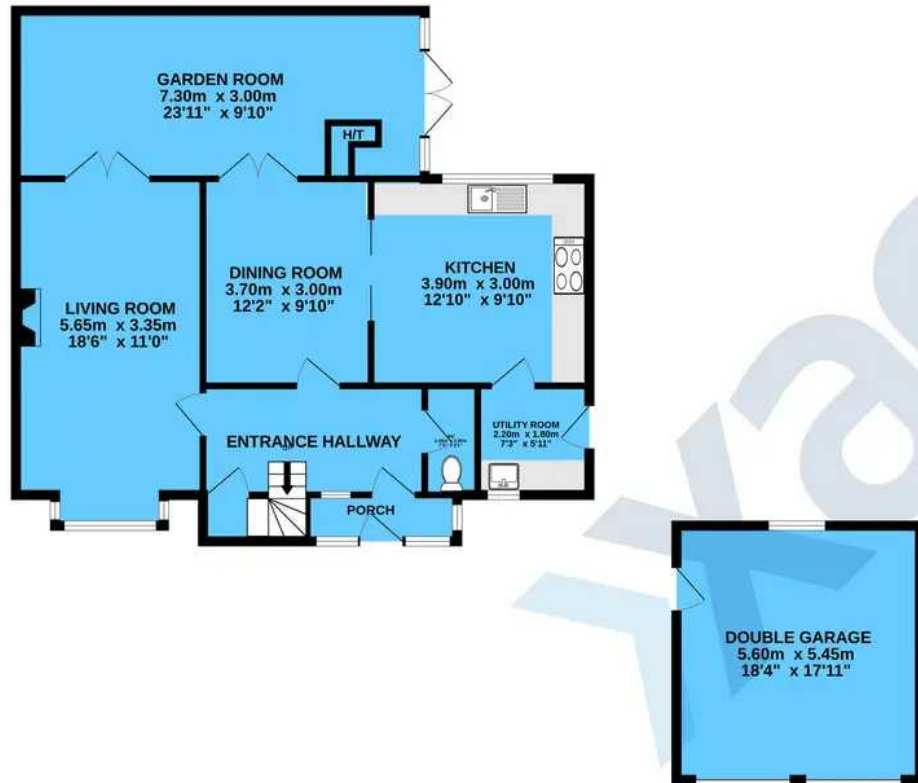
Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - with lighting.

**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 : 176.0 sq.m. (1894 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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