

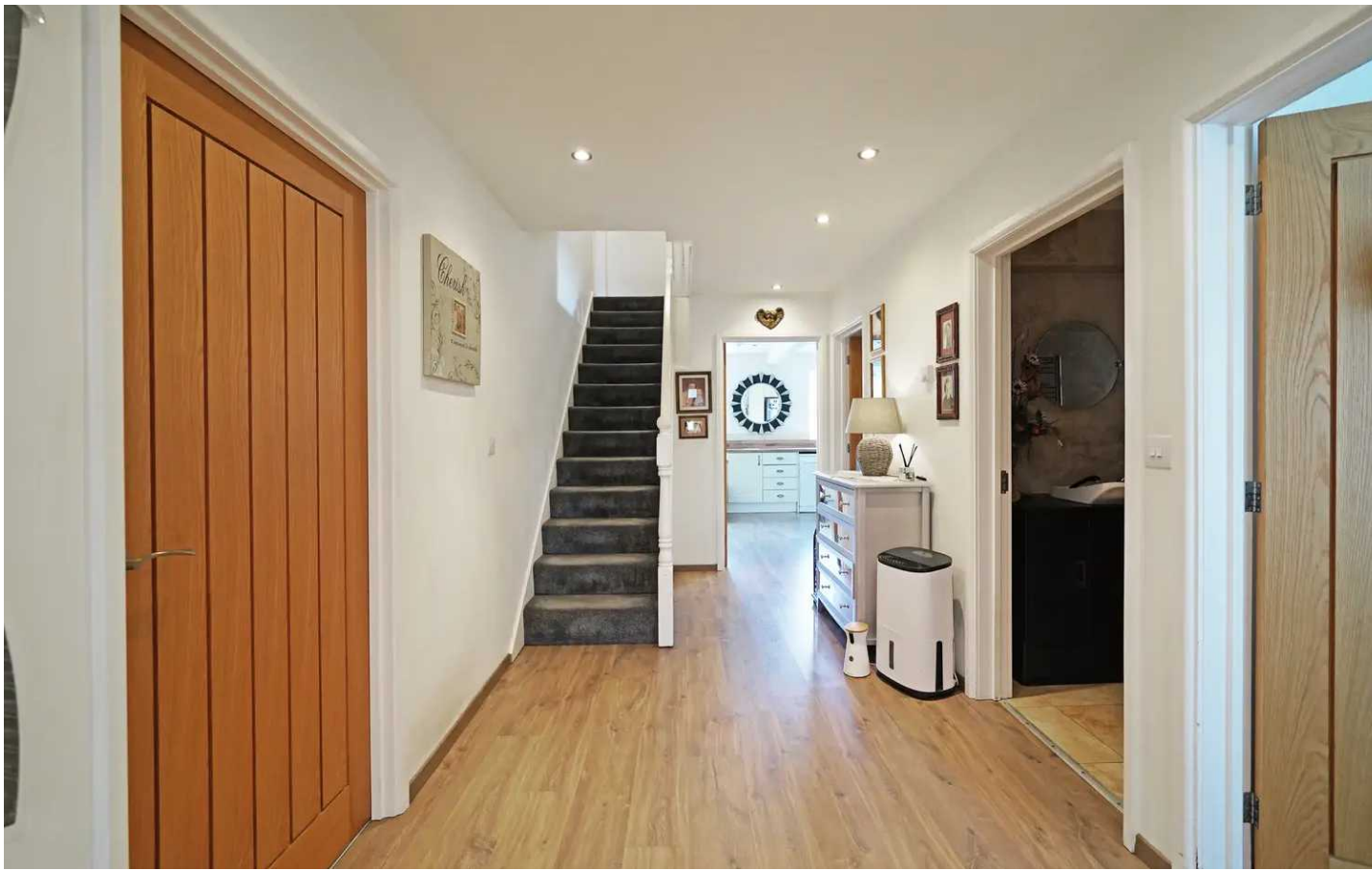


## Prospect Lane, Solihull

Guide Price £800,000

**xact**  
EXCLUSIVE





#### PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive five bedroom detached situated in a most popular location. This property has been immaculately maintained, benefits from gas central heating, double glazing and has the added attraction of a large family kitchen and five bedrooms. The accommodation in more detail comprises of: recessed porch, impressive entrance hall, guest shower room, living room, study, utility room, large kitchen/family room, five bedrooms, ensuite shower room, family bathroom, a landscaped rear garden and ample off road parking to the front.

#### 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: E

Tenure: Freehold

- Five Bedroom Detached
- Immaculately Maintained
- Living Room
- Study
- Large Family Kitchen
- Utility Room
- Downstairs Shower Room
- Ensuite Shower Room
- Family Bathroom
- Landscaped Garden





## RECESSED PORCH

## ENTRANCE HALL

## SHOWER ROOM

9' 1" x 4' 11" (2.76m x 1.51m)

## LIVING ROOM

19' 0" x 11' 5" (5.80m x 3.49m)

## STUDY

11' 9" x 8' 10" (3.57m x 2.68m)

## UTILITY ROOM

9' 8" x 5' 1" (2.94m x 1.55m)

## KITCHEN / FAMILY ROOM

28' 5" x 13' 0" (8.67m x 3.95m)

## FIRST FLOOR

## BEDROOM ONE

13' 7" x 11' 3" (4.14m x 3.42m)

## ENSUITE

7' 4" x 5' 5" (2.23m x 1.65m)

## BEDROOM TWO

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

## BEDROOM THREE

10' 8" x 8' 11" (3.26m x 2.71m)

## BEDROOM FOUR

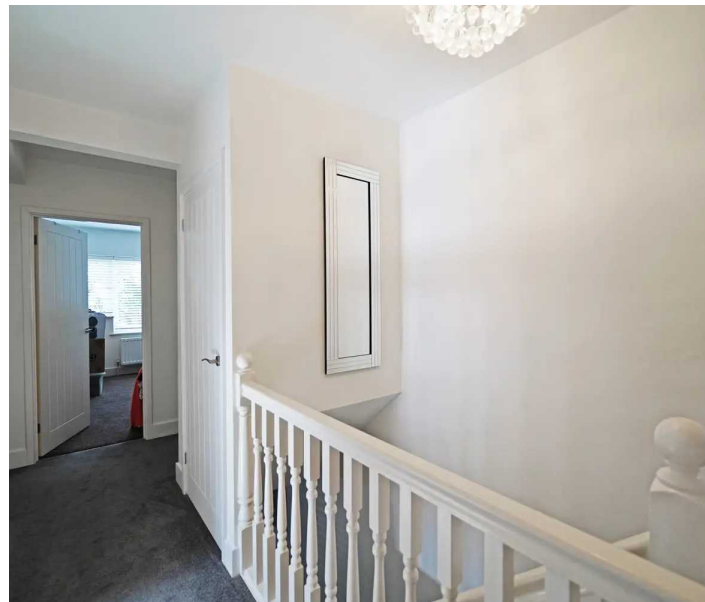
11' 4" x 8' 10" (3.45m x 2.69m)

## BEDROOM FIVE

11' 1" x 8' 7" (3.38m x 2.61m)

## BATHROOM

9' 0" x 6' 4" (2.75m x 1.93m)



**TOTAL SQUARE FOOTAGE**

Total floor area: 177.0 sq.m. = 1905 sq.ft. approx.

**OUTSIDE THE PROPERTY****A LANDSCAPED REAR GARDEN****AMPLE OFF ROAD PARKING TO THE FRONT****ITEMS INCLUDED IN SALE**

All carpets, all blinds, fitted wardrobes in two bedrooms and all light fittings.

**ADDITIONAL INFORMATION**

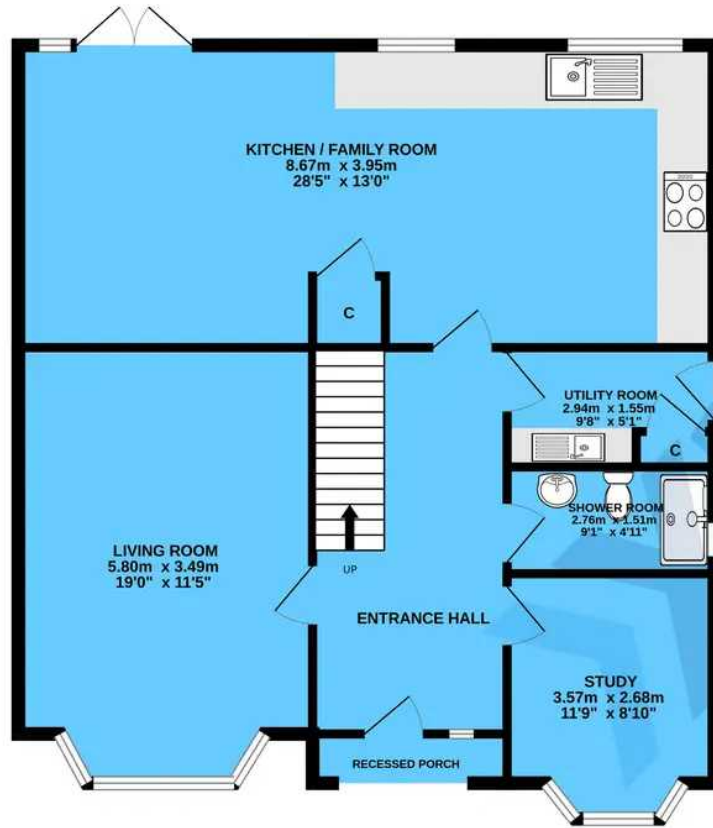
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - boarded with lighting.

**MONEY LAUNDERING REGULATIONS**

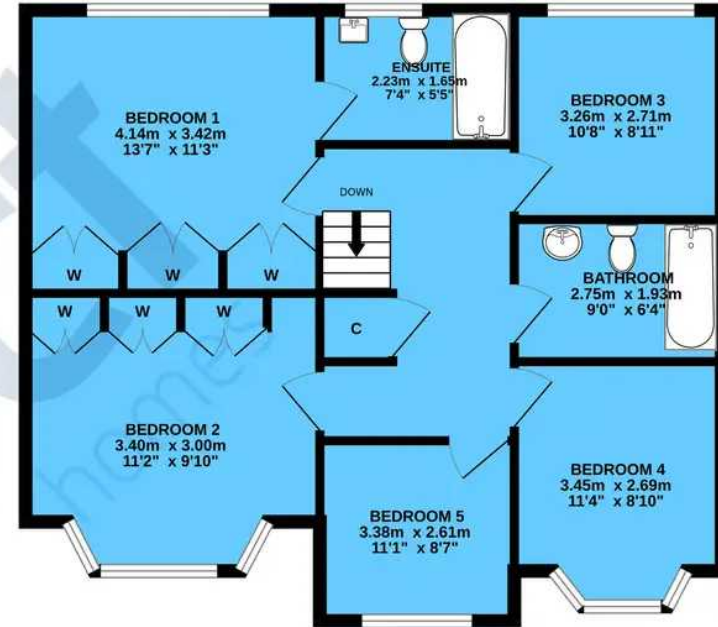
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 177.0 sq.m. (1905 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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