



Lighthorne Road, Solihull

Guide Price £425,000





## PROPERTY OVERVIEW

Introducing this exceptional five-bedroom semi-detached property to the market, offered with the rare advantage of NO UPWARD CHAIN. This property has been thoughtfully extended by the existing owners to create a stunning family residence, set on a generous plot with ample potential for further extensions, subject to necessary planning permissions.

Upon entering, a spacious hallway seamlessly connects all rooms, leading to the heart of the home - a remarkable open plan kitchen and dining area boasting picturesque views of the expansive rear garden. The property also features a bright family room and a versatile dining room suited for various uses such as an additional family room or playroom.



The first floor hosts four generously sized double bedrooms and a single bedroom, perfect as a home office, serviced by a family bathroom. An invaluable asset of this property is the substantial garden, offering a large patio seating area and vast lawn, complemented by a brick-built garden room with insulation and full power supply, presenting endless possibilities as a home office or additional living space.



## 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: C

Tenure: Freehold

- Five Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Significantly Extended By Existing Owners
- Potential To Extend Subject To Planning
- Open Plan Kitchen / Dining Room
- Family Room & Dining Room
- Four Double Bedrooms
- Family Bathroom
- Large Rear Garden With Garden Room



## HALLWAY

### WC

5' 9" x 2' 6" (1.75m x 0.76m)

### FAMILY ROOM

13' 9" x 10' 4" (4.19m x 3.15m)

### DINING ROOM

11' 7" x 10' 4" (3.53m x 3.15m)



#### **KITCHEN/DINING ROOM**

23' 9" x 15' 2" (7.24m x 4.62m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

14' 3" x 10' 6" (4.34m x 3.20m)

#### **BEDROOM TWO**

12' 0" x 10' 6" (3.66m x 3.20m)

#### **BEDROOM THREE**

16' 11" x 7' 9" (5.16m x 2.36m)

#### **BEDROOM FOUR**

13' 9" x 7' 0" (4.19m x 2.13m)

#### **BEDROOM FIVE**

8' 7" x 6' 0" (2.62m x 1.83m)

#### **BATHROOM**

8' 0" x 5' 11" (2.44m x 1.80m)

#### **TOTAL SQUARE FOOTAGE**

131.2 sq.m (1412 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**SUBSTANTIAL GARDEN WITH LARGE PATIO**

**BRICK BUILT GARDEN ROOM WITH POWER**

**DRIVEWAY PARKING FOR TWO VEHICLES**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, curtains, blinds and light fittings, fitted wardrobes in one bedroom and garden shed.

**ADDITIONAL INFORMATION**

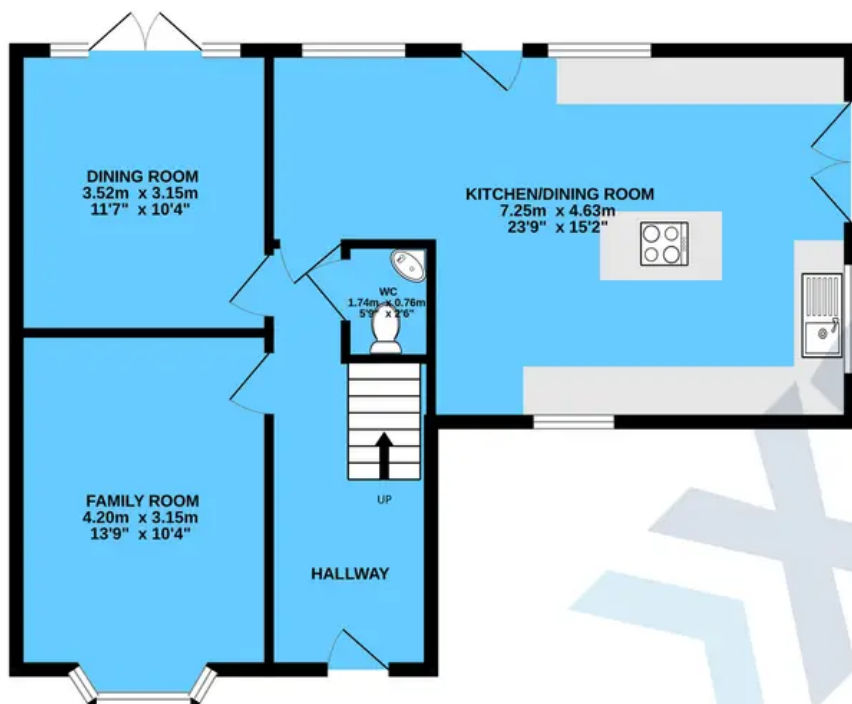
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin.

**MONEY LAUNDERING REGULATIONS**

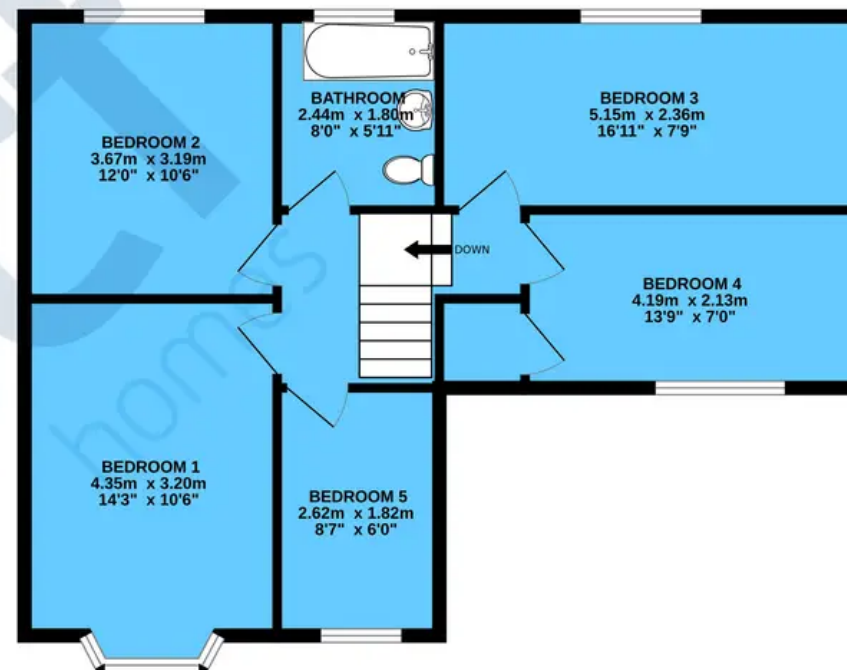
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR  
65.6 sq.m. (706 sq.ft.) approx.



1ST FLOOR  
65.6 sq.m. (706 sq.ft.) approx.



TOTAL FLOOR AREA : 131.2 sq.m. (1412 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**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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