



Collier Gardens, Tidbury Green

Guide Price £595,000



PROPERTY OVERVIEW

Nestled in a semi-rural location, Collier Gardens is a splendid four-bedroom semi-detached property offering a luxurious family home designed for comfort and style. The gated private entrance off Birchy Leasowes Lane, ensures security and exclusivity. Boasting a spacious layout, this residence features a modern kitchen/dining/family room that serves as the heart of the home, perfect for entertaining and creating lasting memories. This exceptional home was built by Greenvilla Homes, known for their quality craftsmanship and attention to detail, ensuring a premium living experience for its residents. Offered to the market with NO UPWARD CHAIN, this property briefly comprises of: entrance hall, large living room with a walk in bay window overlooking the front elevation, guest cloakroom, kitchen/dining/family room with bi-fold doors leading out to the rear garden. To the first floor there are three good sized bedrooms and family bathroom with a further staircase to the second floor, offering a dressing area and ensuite to the primary bedroom, adding a touch of elegance and practicality.





Outside, the property has ample parking to the front and boasts a private rear garden with a large patio area, providing a peaceful retreat from the hustle and bustle. With easy access to the vibrant communities of Dickens Heath and Solihull, this property effortlessly combines countryside living with urban convenience.

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



- Spacious Four Bedroom Semi Detached
- Gated Private Entrance
- Semi Rural Location
- Easy Access To Dickens Heath & Solihull
- Luxury Family Home
- Built By Greenvilla Homes
- Kitchen/Dining/Family Room
- Dressing Area To Bedroom One
- Private Rear Garden



ENTRANCE HALL

LIVING ROOM

15' 7" x 13' 9" (4.75m x 4.19m)

CLOAKROOM

KITCHEN/DINING/FAMILY ROOM

18' 8" x 17' 1" (5.69m x 5.21m)

UTILITY ROOM

5' 5" x 4' 9" (1.65m x 1.45m)

FIRST FLOOR

BEDROOM TWO

11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM THREE

12' 3" x 9' 0" (3.73m x 2.74m)

BEDROOM FOUR

12' 3" x 7' 10" (3.73m x 2.39m)

BATHROOM

7' 1" x 5' 5" (2.16m x 1.65m)

SECOND FLOOR

BEDROOM ONE

22' 8" x 10' 10" (6.91m x 3.30m)

DRESSING AREA

12' 6" x 5' 11" (3.81m x 1.80m)

ENSUITE

TOTAL SQUARE FOOTAGE

165 sq.m (1776 sq.ft) approx.





OUTSIDE THE PROPERTY

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer and all carpets.

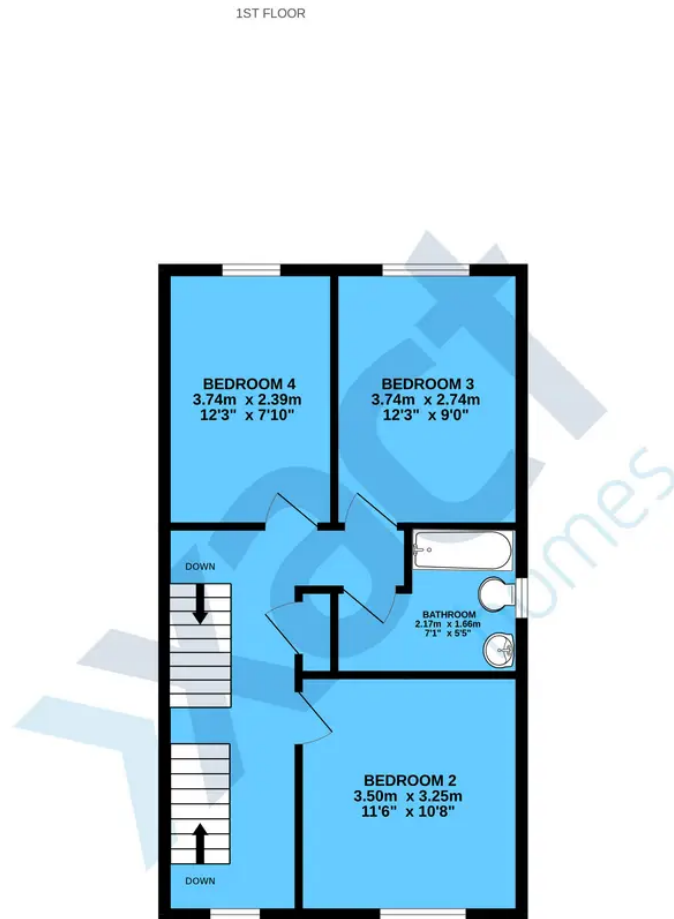
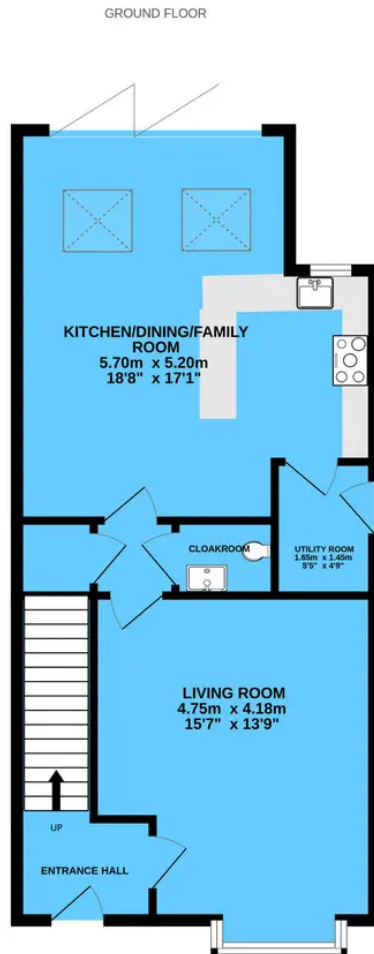
ADDITIONAL INFORMATION

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

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.





TOTAL FLOOR AREA : 165.0 sq.m. (1776 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.

Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

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

xact
SALES & LETTINGS

