



Silhill Hall Road, Solihull

Guide Price £950,000



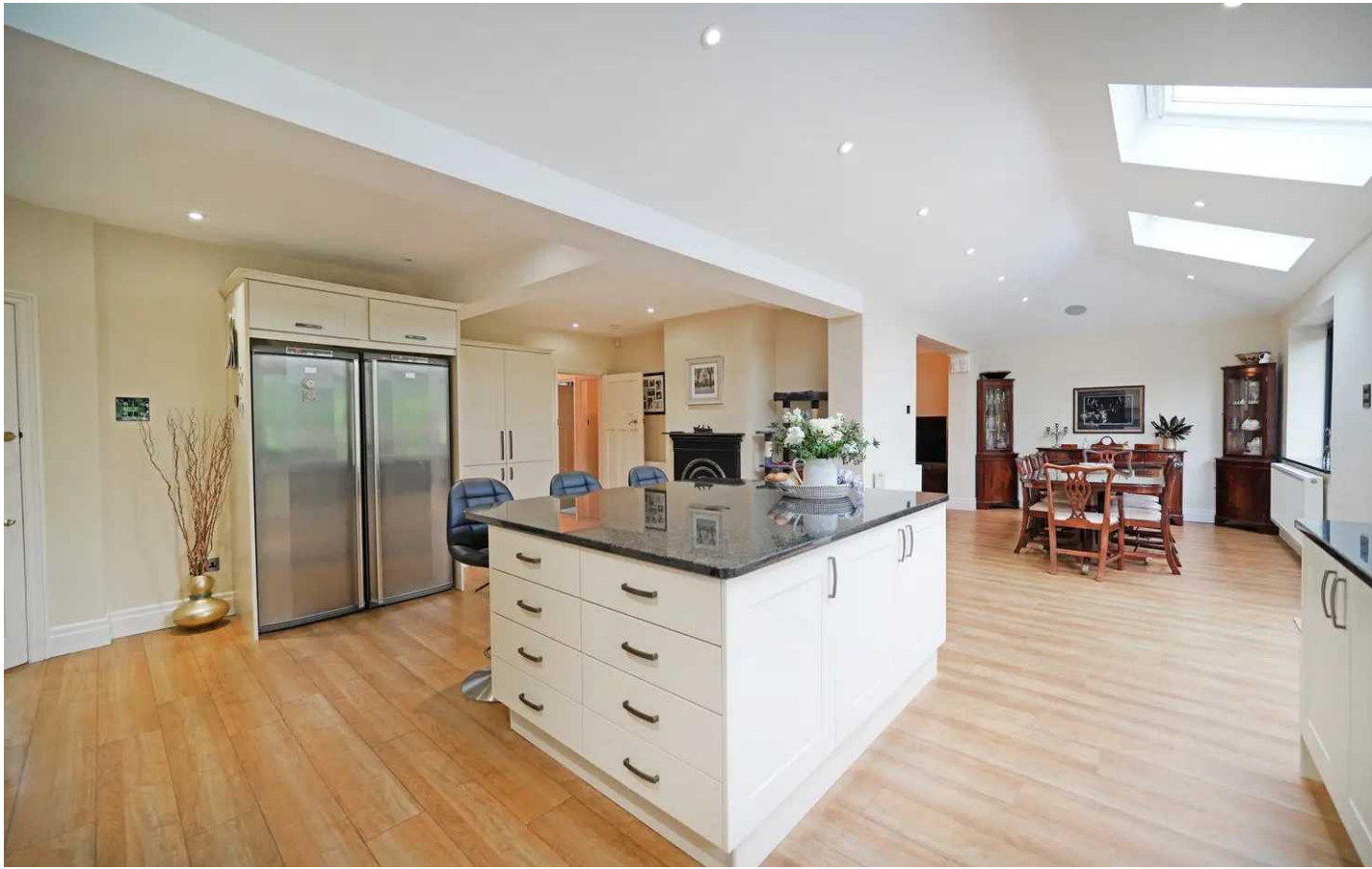


PROPERTY OVERVIEW

Situated on one of the most sought after tree lined roads in Solihull, a fantastic opportunity to purchase this impressive five bedroom detached which must be viewed internally to be appreciated. This property has recently been extended to the rear, offering a superb modern open plan kitchen / dining and family area and has the added attraction of five good sized bedrooms, two bathrooms and a large landscaped rear garden. The accommodation in more details comprises of: impressive entrance hall, sitting room, living room, superb open plan kitchen / dining / family area, utility room, five bedrooms, ensuite shower room, family bathroom, single garage and a large landscaped rear garden.



- Five Bedroom Extended Detached
- Immaculately Maintained And Decorated
- Walking Distance To Solihull Town Centre
- Impressive Entrance Hall
- Living Room & Sitting Room
- Superb Open Plan Extended Kitchen / Dining / Family Area
- Utility Room
- Ensuite Shower Room
- Large Landscaped 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.

Council Tax band: G

Tenure: Freehold

ENTRANCE HALL

SITTING ROOM

14' 11" x 12' 4" (4.56m x 3.77m)

LIVING ROOM

16' 1" x 12' 4" (4.90m x 3.77m)

KITCHEN / DINING / FAMILY AREA

32' 6" x 23' 9" (9.90m x 7.23m)

UTILITY ROOM

21' 2" x 4' 11" (6.46m x 1.50m)

WC

7' 3" x 3' 6" (2.20m x 1.07m)

FIRST FLOOR

BEDROOM ONE

14' 10" x 10' 4" (4.53m x 3.15m)

ENSUITE

7' 9" x 3' 2" (2.35m x 0.97m)



**BEDROOM TWO**

16' 0" x 10' 4" (4.89m x 3.16m)

BEDROOM THREE

12' 1" x 9' 8" (3.68m x 2.95m)

BEDROOM FOUR

11' 9" x 10' 0" (3.59m x 3.05m)

BEDROOM FIVE

9' 6" x 8' 9" (2.90m x 2.67m)

BATHROOM

9' 9" x 8' 1" (2.98m x 2.46m)

TOTAL SQUARE FOOTAGE

Total floor area: 214.0 sq.m. = 2303 sq.ft. approx.

OUTSIDE THE PROPERTY**GARAGE**

15' 9" x 8' 8" (4.79m x 2.63m)

LARGE LANDSCAPED REAR GARDEN**ITEMS INCLUDED IN SALE**

Two Siemens integrated ovens, Siemens integrated hob, Siemens extractor, AEG fridge, AEG freezer, Siemens dishwasher, all carpets, all curtains, fitted wardrobes in four bedrooms, all light fittings, a garden shed, an electric garage door, most of the potted plants, the wooden garden benches and the patio heater.



ADDITIONAL INFORMATION

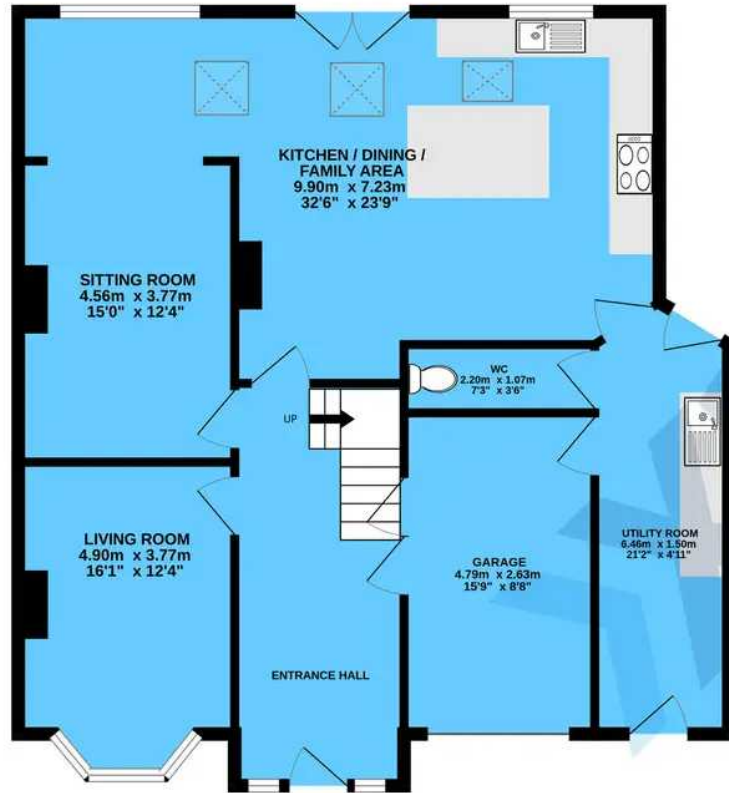
Services - mains gas, electricity and mains sewers.
Broadband - Virgin Media. Loft space - partially boarded with ladder and lighting.

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 : 214.0 sq.m. (2303 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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