



Seven Star Road, Solihull

Offers Over £700,000







## PROPERTY OVERVIEW

\*\*\*PLEASE NOTE THE WOODLAND PHOTOS ARE PUBLIC LAND AND THEY ARE NOT INCLUDED IN THE SALE\*\*\*

This stunning four-bedroom detached family home offers a perfect blend of contemporary living and traditional charm with the added benefit of NO UPWARD CHAIN. Set over three floors, this spacious family home boasts an abundance of natural light and character throughout, making it a truly inviting and warm living space.

Upon entering, the welcoming entrance hallway seamlessly connects the ground floor living spaces, setting the tone for the rest of the property. At the heart of the home lies a magnificent kitchen and dining area flooded with natural light, offering excellent views of the rear garden, perfect for family meals and entertaining guests.

The property features two additional reception rooms, including a delightful lounge with a feature fireplace and a large dining room with a charming bay window. The ground floor is further complemented by a convenient guest cloakroom, adding practicality to the layout.

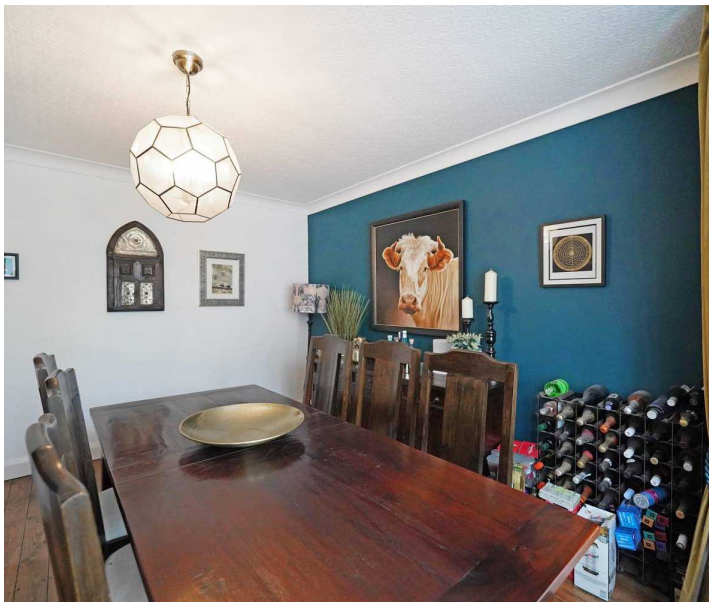






Ascending to the first floor, you will find three well-appointed bedrooms, all serviced by a family bathroom. Two of the bedrooms are generously sized doubles, providing ample space for rest and relaxation. The second floor offers a versatile double bedroom that could easily function as a home office, gym, or playroom, with the added comfort of an en-suite bathroom.

Outside, the property boasts a beautifully landscaped rear garden, predominantly laid to lawn and enhanced by a large decked area, ideal for al fresco dining and outdoor gatherings. The garden backs onto quiet woodland (Coldlands Woods), providing a peaceful and private setting for outdoor activities and relaxation perfect for family walks.



In conclusion, this immaculately presented family home offers a perfect combination of modern comfort and timeless elegance, making it a rare gem in today's property market. With its spacious interior, abundance of natural light, and attractive features, this property is sure to appeal to discerning buyers seeking a harmonious blend of style and functionality in a tranquil residential setting. Schedule a viewing today to experience the charm and warmth of this exceptional property for yourself.



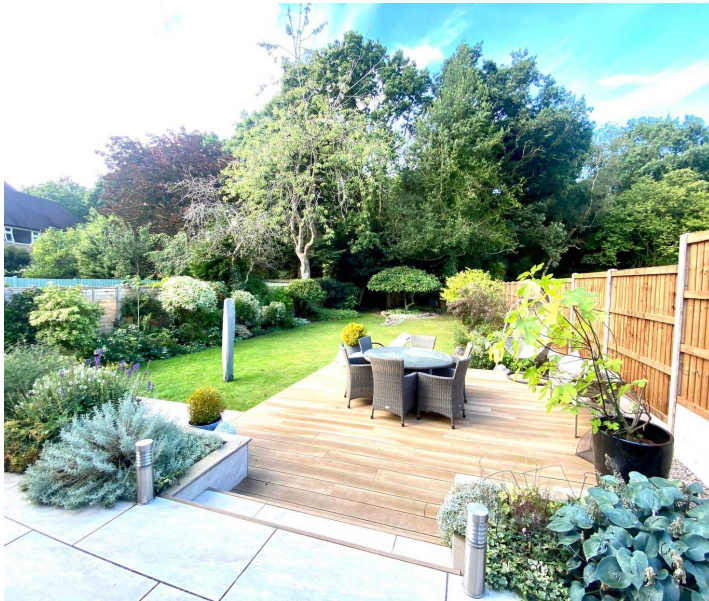


#### PROPERTY LOCATION

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: F

Tenure: Freehold



- Four Bedroom Detached Family Home
- Set Over Three Floors
- Abundance Of Character & Natural Light
- Open Plan Kitchen / Dining Area
- Two Large Reception Rooms
- Three Double Bedrooms & A Single
- Family Bathroom
- Beautiful Rear Garden
- Early Viewing Essential





**PORCH**

**ENTRANCE HALLWAY**

**WC**

**KITCHEN / DINING AREA**

16' 1" x 15' 7" (4.90m x 4.75m)

**LOUNGE**

16' 7" x 12' 0" (5.05m x 3.67m)

**DINING ROOM**

12' 0" x 12' 0" (3.65m x 3.65m)

**FIRST FLOOR**

**BEDROOM ONE**

17' 1" x 12' 0" (5.20m x 3.65m)

**BEDROOM TWO**

12' 1" x 12' 0" (3.68m x 3.65m)

**BEDROOM THREE**

10' 0" x 7' 7" (3.05m x 2.30m)

**BATHROOM**

13' 1" x 7' 10" (4.00m x 2.40m)

**SECOND FLOOR**

**BEDROOM FOUR**

22' 0" x 15' 9" (6.70m x 4.80m)

**ENSUITE**

**TOTAL SQUARE FOOTAGE**

Total floor area: 172.0 sq.m. = 1851 sq.ft. approx.







#### **OUTSIDE THE PROPERTY**

#### **BEAUTIFULLY LANDSCAPED REAR GARDEN**

#### **ENCLOSED STORAGE SPACE**

16' 5" x 4' 1" (5.00m x 1.25m)

#### **SIDE PASSAGE**

#### **GARAGE**

13' 3" x 8' 2" (4.04m x 2.50m)

#### **ITEMS INCLUDED IN SALE**

Belling free standing cooker, extractor, Logik fridge freezer, Bosch dishwasher, Hotpoint washer/dryer, all carpets, all blinds, all light fittings, a garden shed and the John Lewis wardrobes in the principal bedroom.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky. Loft space - eaves boarded for storage with ladder and lighting.

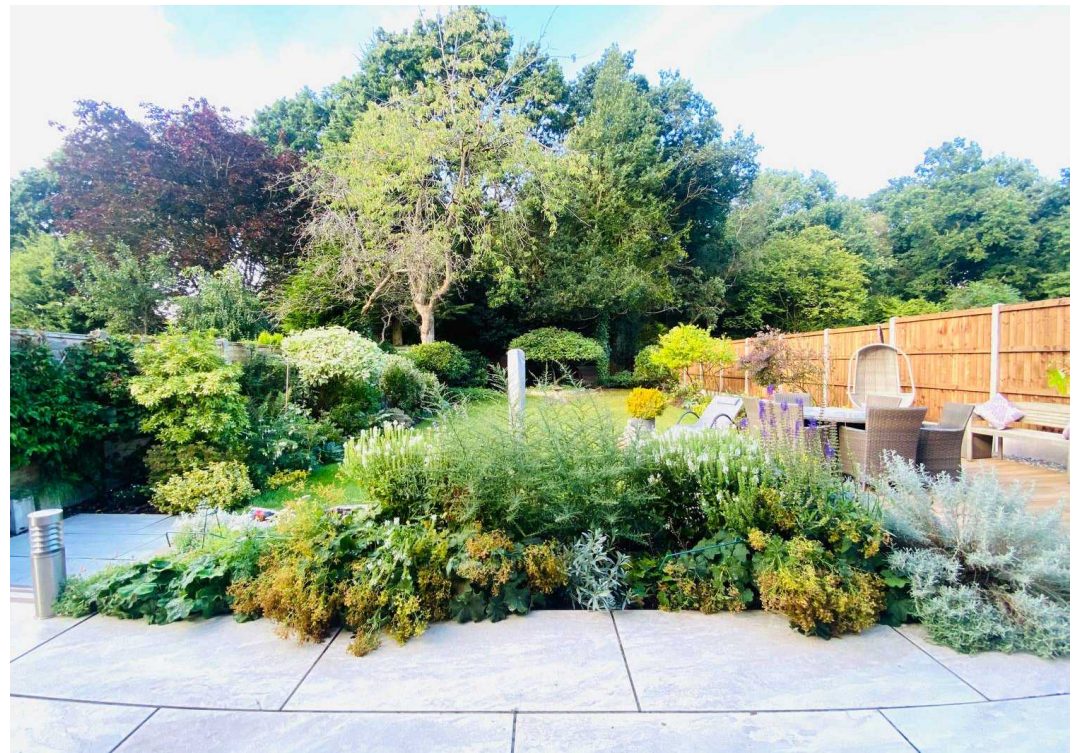
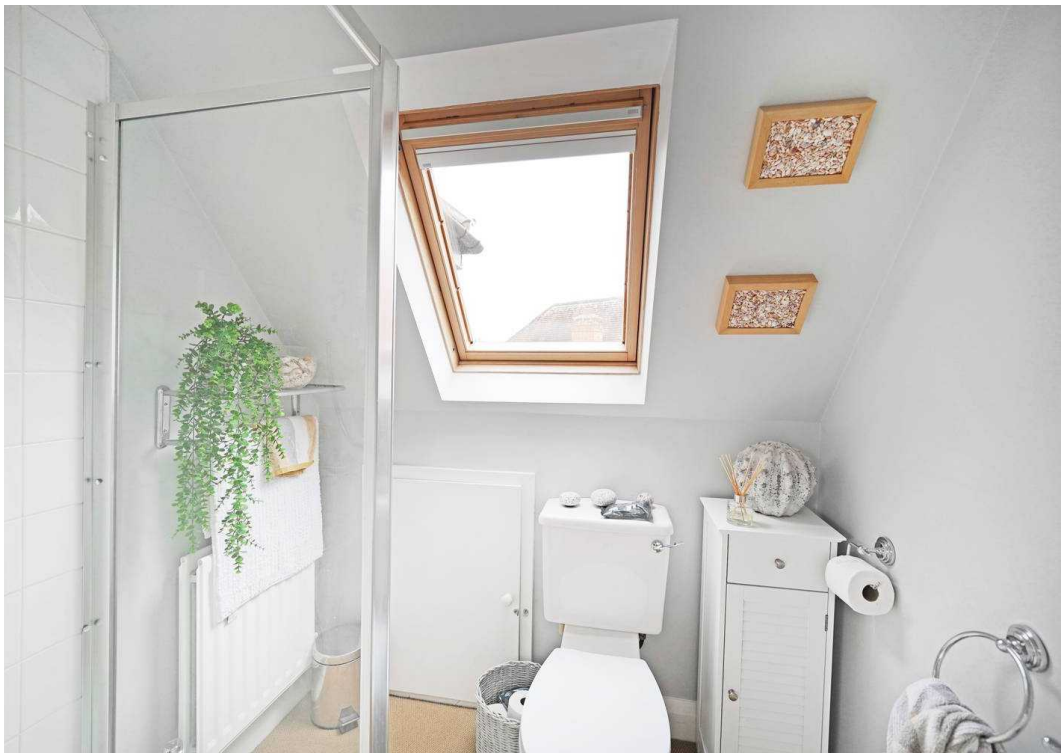
#### **MONEY LAUNDERING REGULATIONS**

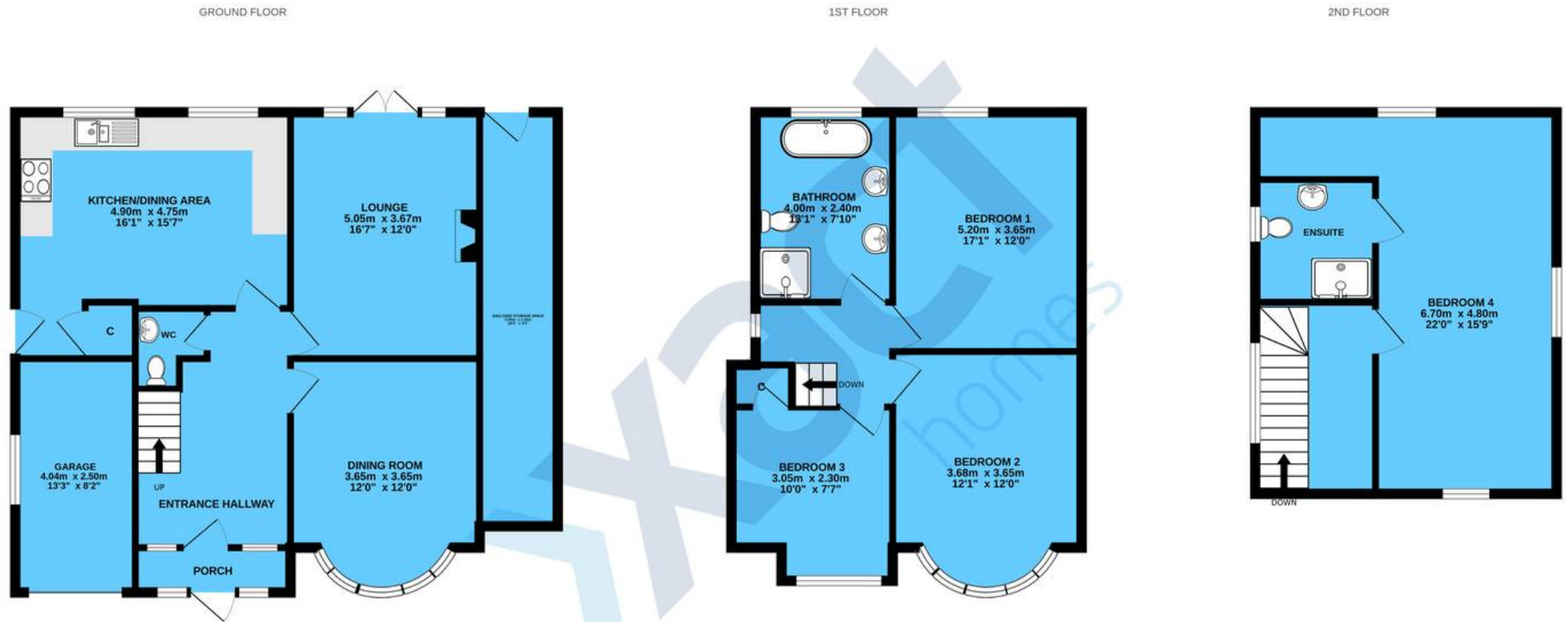
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

#### **DISCLAIMER**

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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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