



Grandborough Drive, Solihull

Guide Price £1,100,000

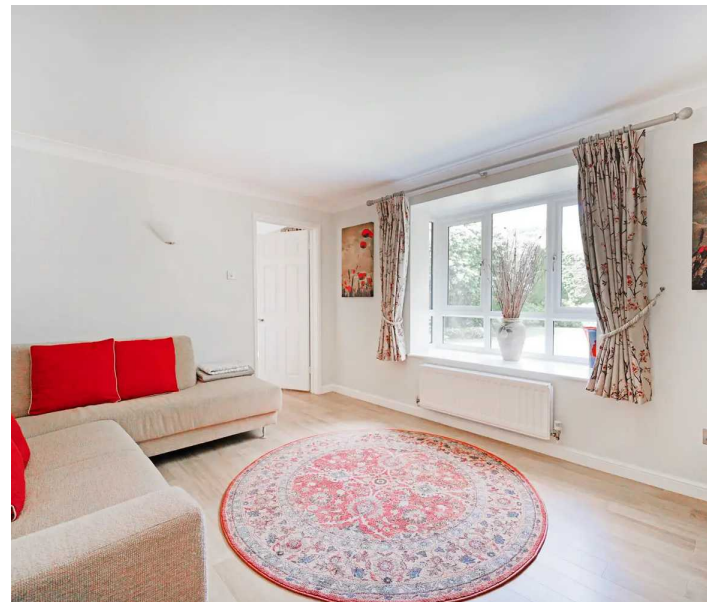


PROPERTY OVERVIEW

Nestled on a tranquil and highly coveted road in the heart of Solihull resides this impressive five-bedroom detached family home, boasting a generous plot and an array of desirable features.

Upon entering the property, you are greeted by a spacious hallway that offers ample storage solutions and a convenient downstairs toilet. The heart of this home centres around a sprawling open-plan kitchen and dining area, which seamlessly flows into a large conservatory, offering delightful views of the rear garden.

The property further presents a grand dual-aspect living room with a striking feature fireplace, a separate dining room, and a versatile home office/study, ideal for those seeking a dedicated workspace. A large double garage, complete with a utility area, enhances the practicality of the residence.





Ascending to the first floor, you encounter five generously proportioned double bedrooms, each offering ample space for rest and relaxation. The principal bedroom is a true retreat, featuring fitted wardrobes and a luxurious ensuite bathroom for added convenience. Bedroom two mirrors the indulgence of the principal, also benefitting from built-in storage solutions and its own ensuite facility. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort for all residents and guests alike.

Stepping outside, the property reveals a sprawling westerly facing rear garden, meticulously maintained and complemented by a spacious patio seating area—an idyllic setting for outdoor entertaining and al fresco dining. To the front, a wide driveway stands ready to accommodate multiple vehicles, alongside a pristine lawn foregarden, enhancing the property's charming kerb appeal.



In summary, this exceptional family home embodies the perfect blend of style, sophistication, and functionality, offering a sanctuary of comfort for its fortunate occupants amidst the desirable locale of Solihull.



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



- Five Bedroom Detached Family Home
- Set On A Quiet & Sought After Cul-De-Sac
- Open Plan Kitchen / Dining Area
- Large Conservatory
- Dual Aspect Living Room
- Separate Dining Room & Home Office / Study
- Five Double Bedrooms
- Principal Bedroom With Ensuite & Fitted Storage
- Beautiful Westerly Facing Rear Garden



PORCH

HALLWAY

WC

6' 1" x 5' 9" (1.85m x 1.75m)

KITCHEN / DINING AREA

24' 3" x 15' 7" (7.40m x 4.75m)

CONSERVATORY

23' 0" x 14' 9" (7.00m x 4.50m)

LIVING ROOM

26' 7" x 12' 10" (8.11m x 3.90m)

DINING ROOM

13' 0" x 12' 5" (3.95m x 3.78m)

HOME OFFICE / STUDY

8' 2" x 7' 10" (2.50m x 2.40m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 11" x 15' 1" (5.45m x 4.60m)

ENSUITE

10' 8" x 7' 10" (3.25m x 2.40m)

BEDROOM TWO

15' 5" x 12' 4" (4.70m x 3.75m)

ENSUITE

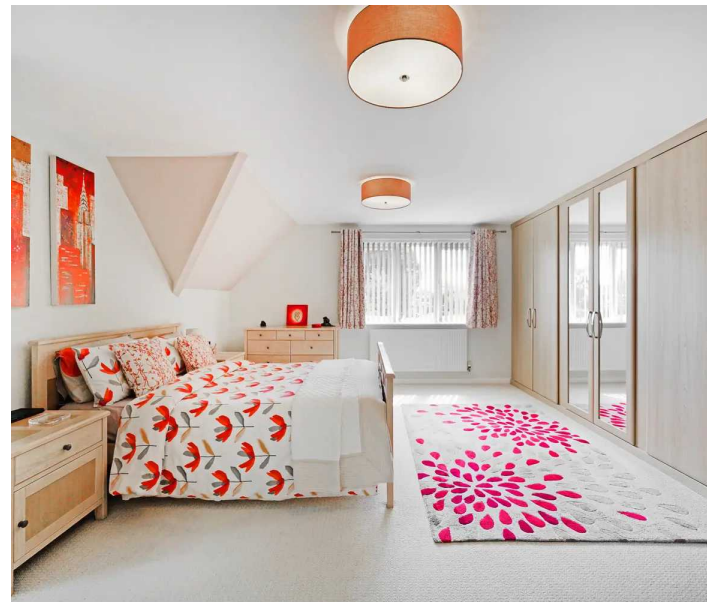
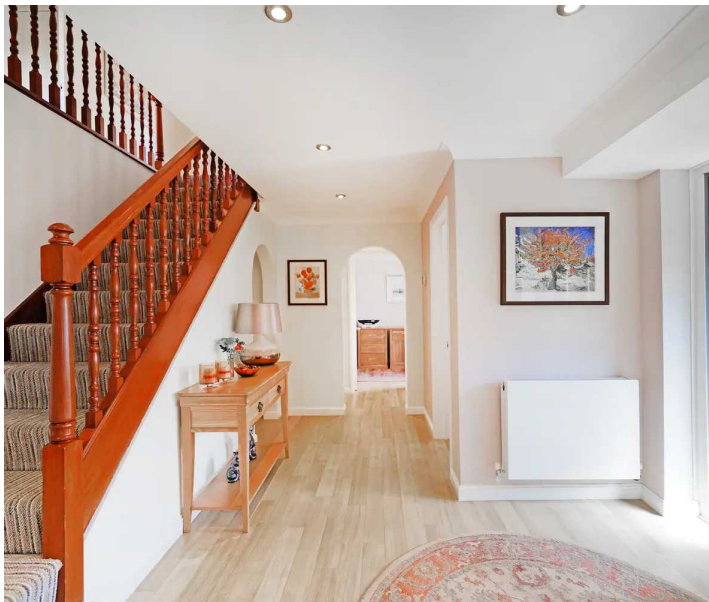
13' 0" x 7' 3" (3.95m x 2.20m)

BEDROOM THREE

12' 4" x 11' 0" (3.75m x 3.35m)

BEDROOM FOUR

14' 11" x 7' 10" (4.55m x 2.40m)



**BEDROOM FIVE**

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

BATHROOM

10' 6" x 9' 2" (3.20m x 2.80m)

TOTAL SQUARE FOOTAGE

Total floor area: 242.0 sq.m. = 2605 sq.ft. approx.

OUTSIDE THE PROPERTY**WESTERLY FACING REAR GARDEN****GARAGE**

17' 9" x 15' 9" (5.40m x 4.80m)

ITEMS INCLUDED IN SALE

Bosch integrated oven, Bosch integrated hob, Luxair extractor, Bosch microwave, Bosch fridge freezer, Bosch dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in five bedrooms, all light fittings, a garden shed and an electric garage door.

ADDITIONAL INFORMATION

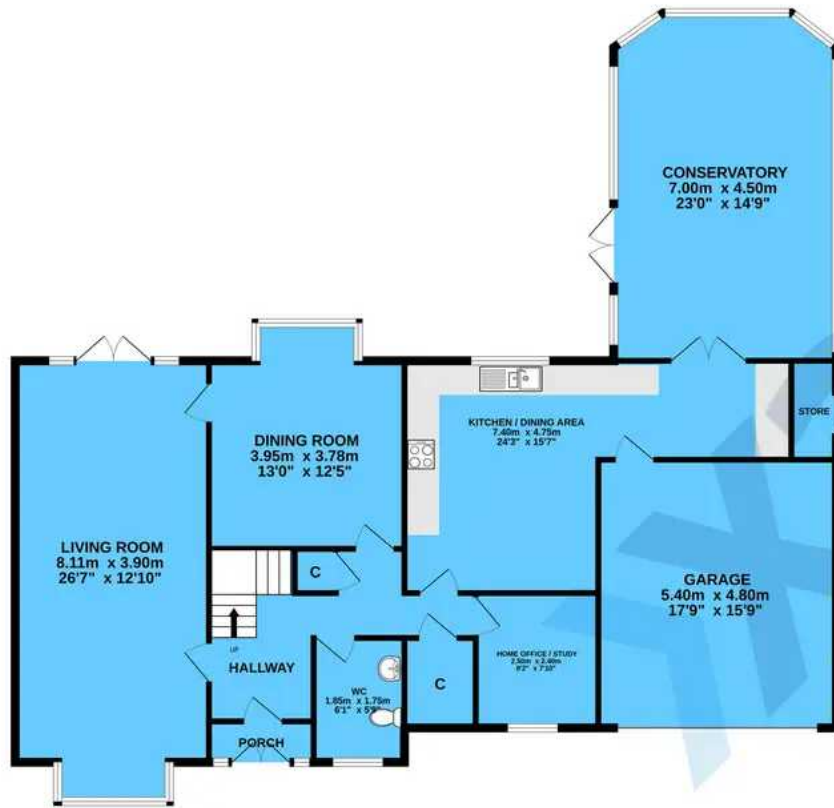
Services - mains gas, electricity and mains sewers. Broadband - Virgin Media. Loft space - with ladder and lighting.

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 : 242.0 sq.m. (2605 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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