



Ferndown Road, Solihull

Guide Price £675,000







## PROPERTY OVERVIEW

Introducing this exceptional four-bedroom detached home, located in a sought-after area, perfect for families seeking spacious and modern living. Previously extended to offer additional living space, this property boasts a stunning open plan kitchen/dining/family room that is flooded with natural light, creating a welcoming and inviting atmosphere for both every-day living and entertaining guests. Upon entering via the covered entrance porch with solid oak frame, you are greeted by a spacious living room, providing the perfect setting for relaxation and quality time with loved ones. The home features a dedicated home office with views of the garden, offering a tranquil space for work or study. Additional practical amenities include a utility room and a guest cloakroom on the ground floor, ensuring convenience and functionality at every turn. Moving upstairs, the first floor houses four well-appointed bedrooms, with the large principal bedroom featuring fitted wardrobes and an ensuite bathroom for added privacy. The remaining bedrooms are serviced by a family bathroom, providing ample space and comfort for the entire household.







Outside, the property enjoys a well-maintained rear garden, offering a serene escape from the hustle and bustle of every-day life. A large patio seating area provides the ideal spot for al fresco dining or enjoying your morning coffee in the sunshine. To the front of the property, a spacious driveway leads to a single garage, ensuring ample parking space for multiple vehicles. In summary, this property presents a rare opportunity to own a family home that seamlessly blends modern living with practicality and comfort. With its sought-after location, abundance of living space, and well-maintained outdoor areas, this home is sure to impress even the most discerning buyer. Don't miss out on the chance to make this stunning property your own - schedule a viewing today and experience the lifestyle it has to offer.

#### 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







- Four Bedroom Detached Property
- Set On A Quiet Road
- Previously Extended Creating A Large Family Home
- Open Plan Kitchen / Dining / Family Room
- Spacious Living Room
- Practical Utility Room & Home Office
- Principal Bedroom With Ensuite
- Well-Maintained Rear Garden
- Large Driveway & Garage

#### **HALL**

#### **WC**

#### **LIVING ROOM**

16' 2" x 11' 11" (4.93m x 3.63m)

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

#### **KITCHEN**

12' 2" x 8' 0" (3.71m x 2.44m)

#### **DINING/FAMILY AREA**

18' 0" x 11' 10" (5.49m x 3.61m)

#### **HOME OFFICE**

10' 8" x 7' 1" (3.25m x 2.16m)

#### **REAR HALLWAY**

6' 8" x 6' 0" (2.03m x 1.83m)

#### **UTILITY ROOM**

8' 2" x 4' 0" (2.49m x 1.22m)

#### **INTEGRAL GARAGE**

15' 11" x 8' 4" (4.85m x 2.54m)





## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 11" x 10' 10" (3.63m x 3.30m)

### **ENSUITE**

6' 2" x 4' 11" (1.88m x 1.50m)

### **BEDROOM TWO**

13' 1" x 9' 7" (3.99m x 2.92m)

### **BEDROOM THREE**

12' 0" x 11' 11" (3.66m x 3.63m)

### **BEDROOM FOUR**

9' 7" x 7' 0" (2.92m x 2.13m)

### **BATHROOM**

12' 1" x 5' 11" (3.68m x 1.80m)

### **TOTAL SQUARE FOOTAGE**

163.6 sq.m (1761 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

**WELL MAINTAINED REAR GARDEN**

**LARGE PATIO SEATING AREA**

**SPACIOUS DRIVEWAY**



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, integrated fridge, integrated dishwasher, all carpets and blinds, some light fittings, garden storage container and fitted wardrobes in three bedrooms.

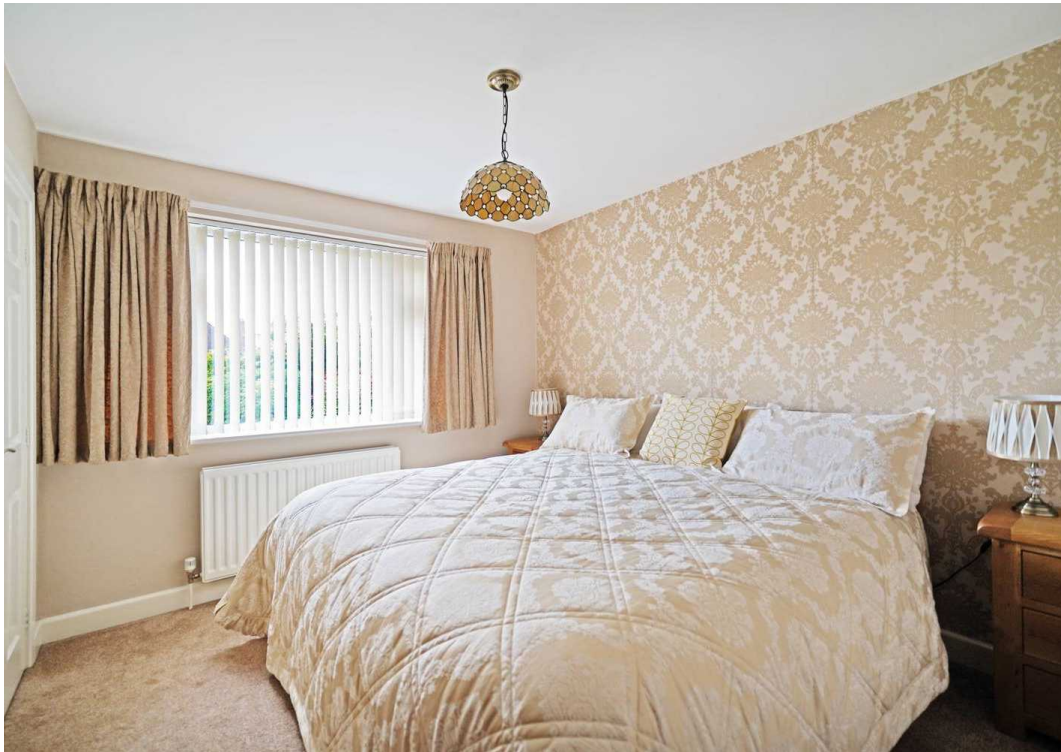
**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Sky. Loft space - boarded with lighting.

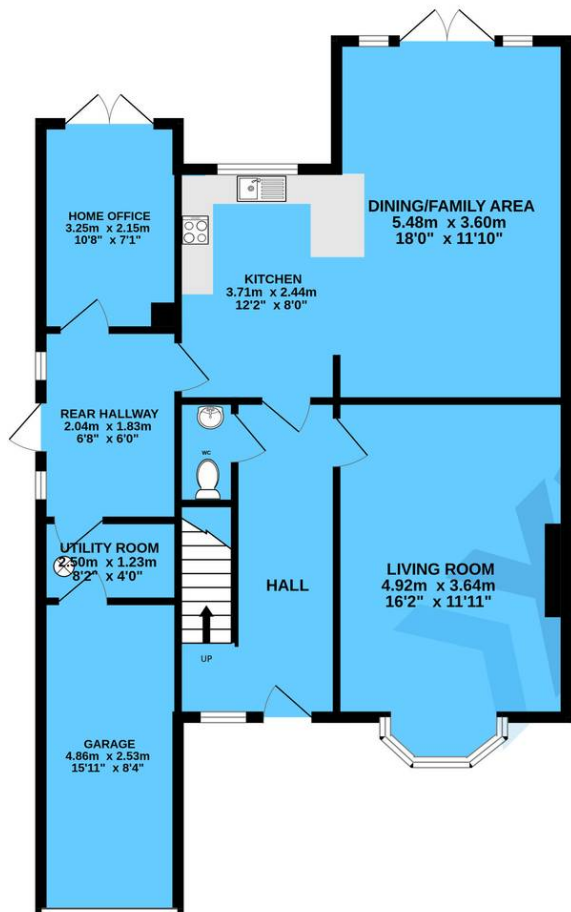
**MONEY LAUNDERING REGULATIONS**

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.

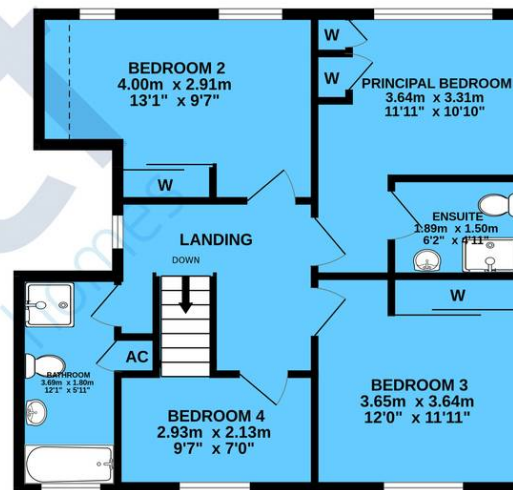




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.6 sq.m. (1761 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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