



Widney Manor Road, Solihull

Offers Over £965,000

**xact**  
HOMES

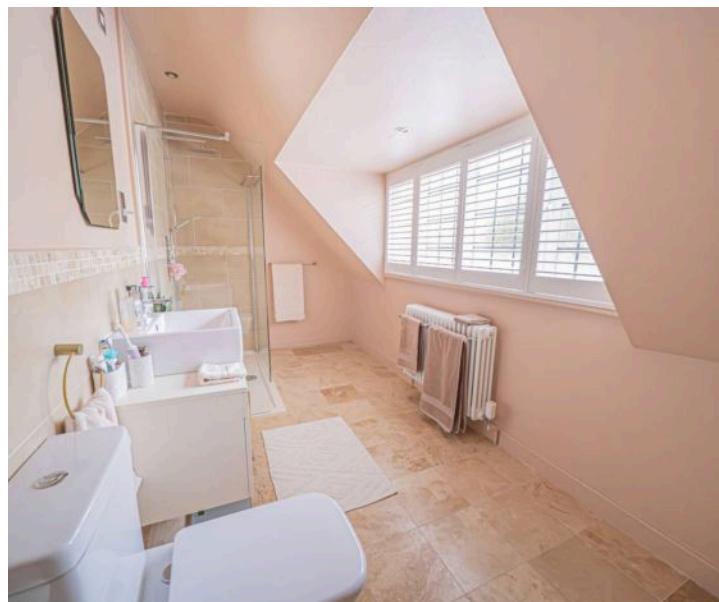


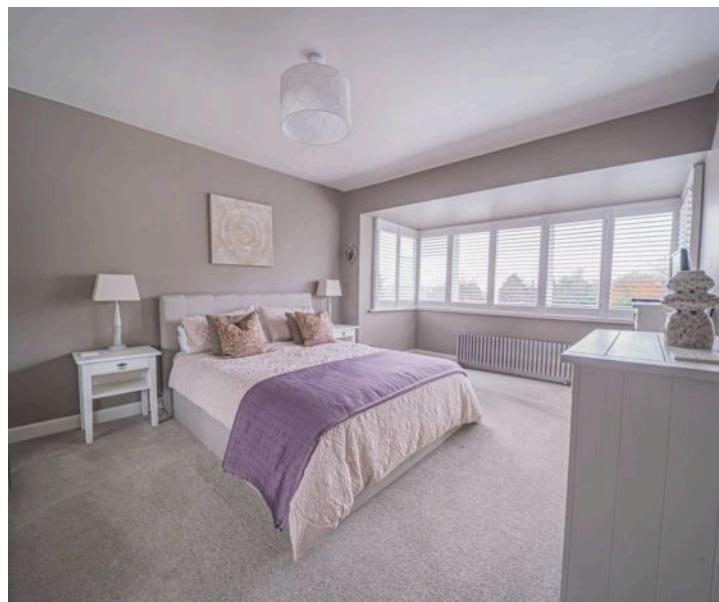
## PROPERTY OVERVIEW

Nestled in a prime location just a short distance from the Town Centre and within walking distance to Widney Manor Train Station, this beautifully presented 1930s four-bedroom detached family home exudes charm and elegance. Boasting traditional features and character throughout, the property is set over three floors, offering ample space for comfortable family living.

Step inside the welcoming entrance hallway, setting the tone for the rest of the property. The ground floor features a large open plan kitchen / dining room, providing excellent views of the rear garden and an abundance of natural light. There are three spacious reception rooms, including a formal dining room, a living room and a conservatory overlooking the garden. A practical utility room and a double garage add to the convenience of the layout.

Moving upstairs, the first floor accommodates three double bedrooms, with the principal bedroom boasting a large en-suite and fitted storage. A family bathroom serves the remaining bedrooms. Ascend to the second floor to discover a superb double bedroom with a spacious en-suite and the added benefit of a large storage room.





Outside, the property delights with a beautifully maintained rear garden featuring a large patio seating area, ideal for outdoor relaxation or entertaining. A driveway provides parking for multiple vehicles, adding to the property's convenience and accessibility.

In conclusion, this meticulously maintained family home offers a perfect blend of character, space, and functionality in a sought-after location. Don't miss the opportunity to make this property your new home.

#### 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



- Four Bedroom Detached Family Home
- Within The Tudor Grange Academy Catchment
- Walking Distance To Town Centre & Widney Manor Station
- Full Of Traditional Features & Charm
- Open Plan Kitchen / Dining Room
- Two Large Reception Rooms & Conservatory
- Four Double Bedrooms, Air Conditioning To Second Floor Bedroom
- Family Bathroom & Two En-Suites
- South West Facing Well-Maintained Rear Garden
- Driveway & Double Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **DINING ROOM**

15' 0" x 12' 4" (4.58m x 3.75m)

#### **LIVING ROOM**

22' 8" x 13' 8" (6.92m x 4.17m)

#### **CONSERVATORY**

13' 8" x 12' 6" (4.17m x 3.80m)

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

22' 8" x 14' 5" (6.92m x 4.39m)

#### **UTILITY ROOM**

9' 0" x 6' 0" (2.74m x 1.82m)

#### **INTEGRAL DOUBLE GARAGE**

22' 1" x 15' 11" (6.74m x 4.86m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

15' 6" x 12' 6" (4.72m x 3.82m)

#### **ENSUITE**

13' 9" x 6' 5" (4.19m x 1.95m)

#### **BEDROOM TWO**

17' 6" x 11' 11" (5.34m x 3.63m)

**BEDROOM THREE**

10' 10" x 10' 0" (3.31m x 3.06m)

**BATHROOM**

10' 5" x 6' 0" (3.18m x 1.83m)

**SECOND FLOOR****BEDROOM FOUR**

22' 10" x 13' 3" (6.96m x 4.05m)

**ENSUITE**

10' 10" x 6' 7" (3.31m x 2.01m)

**STORAGE ROOM****TOTAL SQUARE FOOTAGE**

226.4 sq.m (2437 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****GARDEN****PATIO SEATING AREA**



#### ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, all carpets, all blinds, all shutters, fitted wardrobes in three bedrooms, garden shed, greenhouse, electric garage door and a 2022 electric car charging point.

#### ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Loft – boarded.

#### INFORMATION FOR POTENTIAL BUYERS

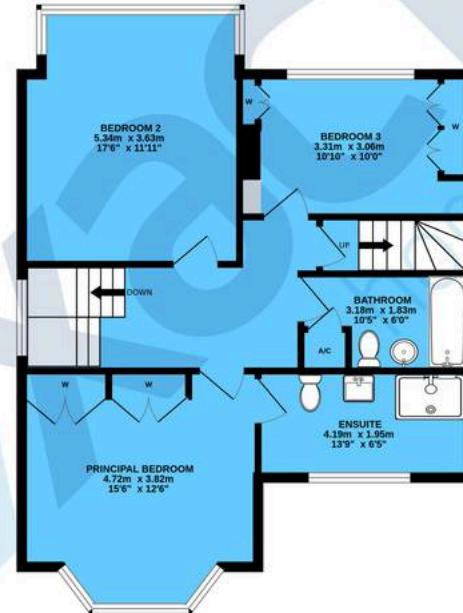
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



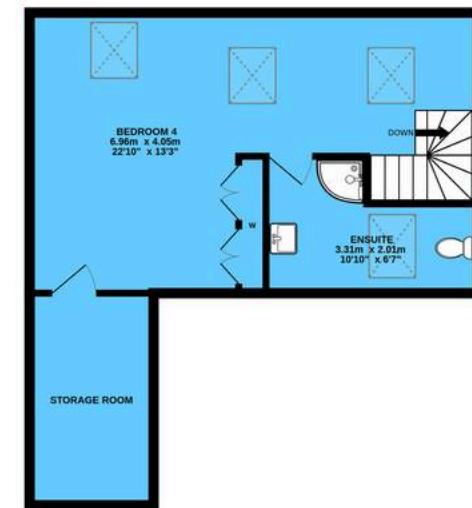
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 226.4 sq.m. (2437 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**

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