



Kelmarsh Drive, Solihull

Guide Price £670,000







## PROPERTY OVERVIEW

Nestled in a serene cul-de-sac, this elegant four-bedroom detached family home stands proud in a prime location, mere moments away from local amenities and reputable schools. Welcoming you with open arms is a spacious entrance hallway, complemented by a convenient guest cloakroom, setting the tone for the sophisticated living spaces within. The ground floor boasts two generously sized reception rooms that cater to every family's needs. The dual aspect living room bathes in natural light, courtesy of its French doors that seamlessly flow into the rear garden, while the adjacent dining room provides a perfect setting for hosting memorable gatherings. Culinary enthusiasts will appreciate the fully-fitted breakfast kitchen, complete with integrated appliances, ideal for creating culinary masterpieces. A practical utility room offers additional functionality to the already well-designed layout. Ascending to the upper floor, a sanctuary awaits in the form of four spacious double bedrooms. The principal bedroom is a luxurious retreat, featuring fitted wardrobes and an en-suite for added convenience. The remaining bedrooms are serviced by a sleek family bathroom, promising peace and tranquillity for all residents.





Outside, a delightful south-westerly facing rear garden beckons, meticulously maintained and boasting an abundance of shrubs and well-established borders, creating an oasis of serenity. A driveway provides ample parking for multiple vehicles, leading to a detached double garage with electric door for added convenience. This remarkable family home epitomises modern living at its finest, offering a harmonious blend of style, comfort, and practicality. With its enviable location and impressive features throughout, this property presents a rare opportunity to embrace a lifestyle of luxury and sophistication.

#### 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
- Prime Location On A Quiet Cul-De-Sac
- Short Distance From All Local Amenities & Schools
- Two Spacious Reception Rooms
- Fitted Breakfast Kitchen With Utility Room
- Four Double Bedrooms
- Family Bathroom & En-Suite
- Delightful South-Westerly Facing Rear Garden
- Driveway Leading To Detached Double Garage

#### **ENTRANCE HALLWAY**

#### **WC**

#### **LIVING ROOM**

18' 10" x 11' 4" (5.74m x 3.45m)

#### **DINING ROOM**

11' 4" x 9' 0" (3.45m x 2.74m)

#### **BREAKFAST KITCHEN**

11' 4" x 9' 6" (3.45m x 2.90m)

#### **UTILITY ROOM**

6' 3" x 6' 1" (1.91m x 1.85m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 0" x 10' 10" (3.66m x 3.30m)

#### **ENSUITE**

8' 6" x 3' 5" (2.59m x 1.04m)

#### **BEDROOM TWO**

11' 6" x 8' 8" (3.51m x 2.64m)

#### **BEDROOM THREE**

11' 8" x 7' 5" (3.56m x 2.26m)

#### **BEDROOM FOUR**

11' 6" x 6' 11" (3.51m x 2.11m)

#### **BATHROOM**

8' 6" x 6' 1" (2.59m x 1.85m)





## **OUTSIDE THE PROPERTY**

### **DETACHED DOUBLE GARAGE**

17' 3" x 16' 5" (5.26m x 5.00m)

### **TOTAL SQUARE FOOTAGE**

127.4 sq.m (1372 sq.ft) approx.

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **DELIGHTFUL REAR GARDEN**

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

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washer/dryer, garden shed, electric garage door, all carpets, blinds and light fittings, some curtains, fitted wardrobes in two bedrooms and white wardrobes in bedroom three.

### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers.



#### **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.

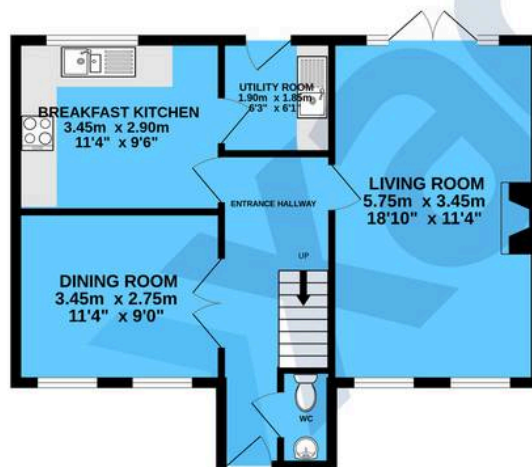
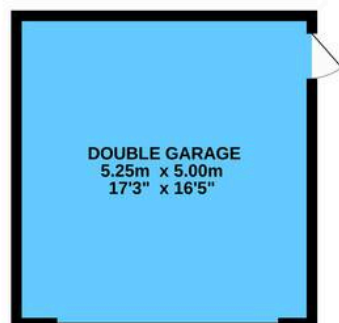
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 127.4 sq.m. (1372 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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