



Shelsley Way, Solihull

Guide Price £560,000





PROPERTY OVERVIEW

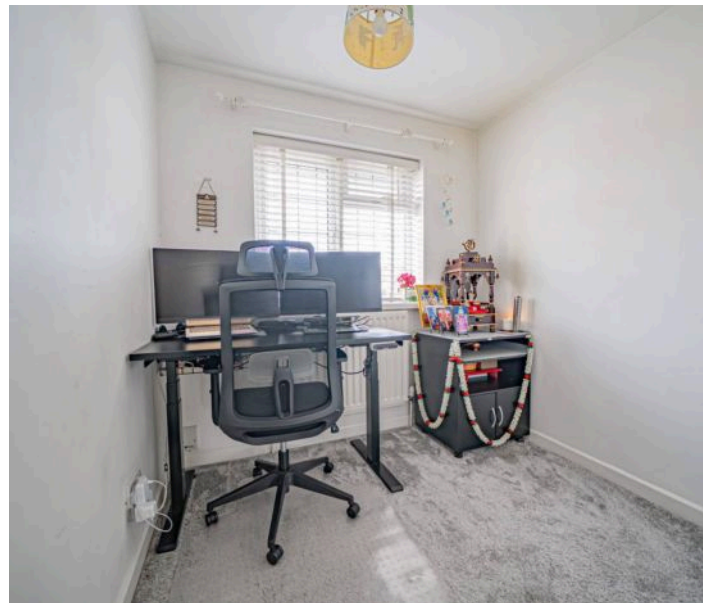
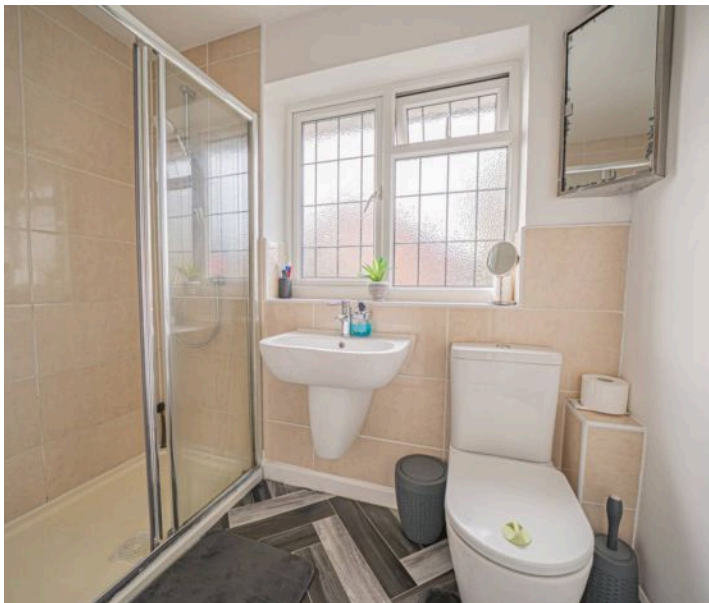
Welcome to this stunning extended four-bedroom semi-detached family home located on a peaceful road in Solihull, conveniently close to all local amenities and schools.

As you step inside, you are greeted by a welcoming entrance hallway with a guest cloakroom, providing practicality and convenience for your guests.

The spacious living room boasts a large media wall, perfect for cosy movie nights or entertaining guests. Adjacent to the living room is the open kitchen / diner, featuring lovely well-maintained counters and units with views of the rear garden, creating a bright and airy space for family gatherings and meals.

Upstairs, the property offers four generously sized bedrooms, each providing comfort and privacy. The principal bedroom comes complete with its own en-suite bathroom, offering a private retreat within the home. The other bedrooms are served by a family bathroom, ensuring convenience for all residents.

Outside, you will find a south-facing rear garden, ideal for enjoying the sunshine and hosting outdoor gatherings. Additionally, the property includes a driveway and a single garage, providing ample parking space for multiple vehicles and extra storage.





Perfectly blending modern conveniences with traditional charm, this property offers a wonderful opportunity for a family looking for a spacious and welcoming home in a sought-after location.

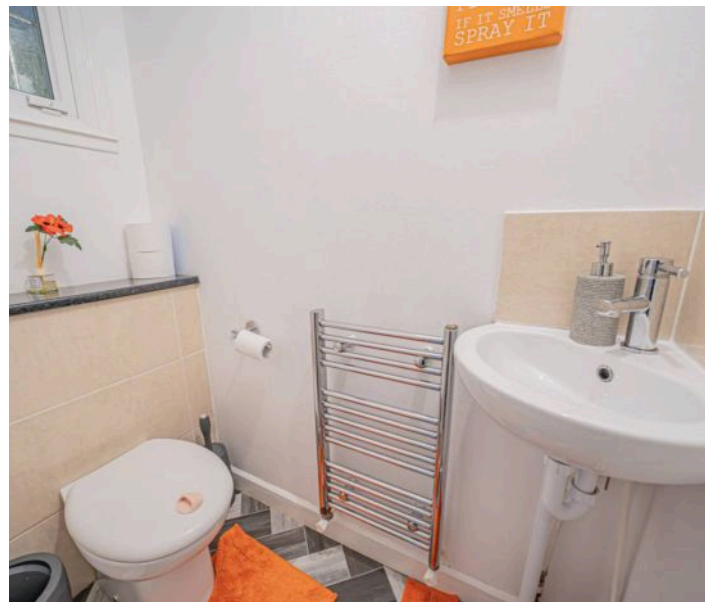
Don't miss out on the chance to make this beautiful property your own and create lasting memories with your loved ones. Schedule a viewing today and envision the possibilities that await in this delightful family home.

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: D

Tenure: Freehold





- Four Bedroom Semi-Detached Family Home Within The Tudor Grange Academy Catchment
- Significantly Extended With Further Potential Subject To Planning Permission
- Set On A Quiet Cul-De-Sac In Solihull
- Prime Location Close To All Local Amenities & Schools
- Spacious Living Room With Media Wall
- Open Plan Kitchen / Diner Overlooking The Rear Garden
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- South Facing Rear Garden
- Large Driveway & Single Garage



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

14' 3" x 12' 6" (4.35m x 3.82m)

KITCHEN/DINER

24' 5" x 10' 10" (7.44m x 3.29m)

INTEGRAL GARAGE

18' 3" x 8' 2" (5.57m x 2.50m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 10" x 7' 7" (4.22m x 2.30m)

ENSUITE

7' 7" x 6' 2" (2.31m x 1.89m)

BEDROOM TWO

12' 5" x 8' 4" (3.78m x 2.54m)

BEDROOM THREE

10' 2" x 9' 2" (3.11m x 2.79m)

BEDROOM FOUR

9' 4" x 7' 3" (2.85m x 2.22m)

BATHROOM

6' 6" x 5' 7" (1.97m x 1.69m)

TOTAL SQUARE FOOTAGE

119.0 sq.m (1281 sq.ft) approx.

OUTSIDE THE PROPERTY

SOUTH FACING REAR GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, garden shed, all carpets, blinds and light fittings, some curtains and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

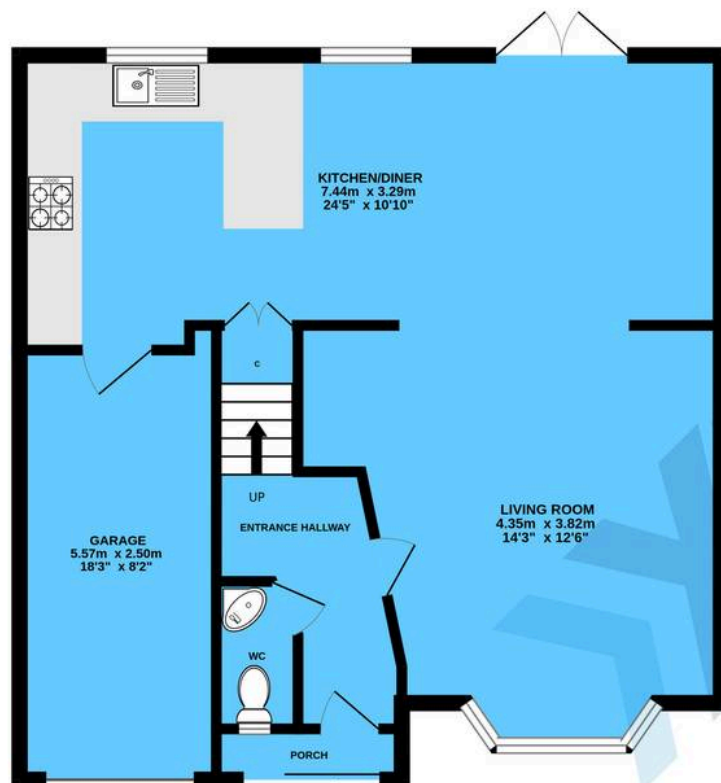
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded. Newly fitted carpets Recently installed boiler and heating system Freshly build tv unit and wardrobes Garden with high quality artificial grass Newly fitted garden shed and all fences.

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 : 119.0 sq.m. (1281 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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