



Stoney Close, Solihull

Guide Price **£575,000**





PROPERTY OVERVIEW

We are delighted to present this exceptional extended four-bedroom detached house, nestled on a corner plot and offering a wealth of versatile living space. Situated in a highly sought-after location, this property is perfect for families seeking a spacious and comfortable home.

Upon entering the property, you are welcomed by a spacious entrance hallway that leads to three large reception rooms, ideal for entertaining guests or relaxing with the family. The kitchen diner is modern and bright, offering ample space for cooking and dining, with a guest WC conveniently located nearby. The double garage provides excellent storage and parking options.

Venturing upstairs, you will find four generous bedrooms, each providing a peaceful retreat for the occupants. The principal bedroom is a highlight, located at the front of the property and featuring a dressing room and en-suite shower room, offering a touch of luxury and privacy.

Additionally, the westerly facing garden at the rear is a serene outdoor space, mainly laid with lawn and complemented by a full-width patio, perfect for al-fresco dining or relaxing in the sun. The garden also backs onto the local park, providing a tranquil backdrop and enhancing the sense of space and nature.





This property is offered to the market with the added benefit of no upward chain, allowing for a smooth and stress-free transition for the new owners. With its prime location, spacious interior, and modern amenities, this detached house presents a unique opportunity to acquire a stunning family home in a desirable setting.

In conclusion, this extended four-bedroom detached house is a rare find, offering a perfect blend of contemporary living spaces, ample accommodation, and a convenient location. We recommend early viewing to fully appreciate the charm and lifestyle this property 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: F

Tenure: Freehold





- Extended Four Bedroom Detached House Situated On A Corner Plot
- All Downstairs Accommodation is Accessed Via the Entrance Hallway Which Leads To Three Large Reception Rooms, A Kitchen Diner, Guest WC & Double Garage
- Upstairs, The Property Boasts Four Generous Bedrooms And Two Well Appointed Bathrooms
- The Principal Bedroom Is Located At The Front Of The Property And Boasts A Dressing Room & En-Suite Shower Room
- To The Rear Of The Property Is A Westerly Facing Garden Which Is Mainly Laid With Lawn, Benefitting From A Full Width Patio & Backing Onto The Local Park
- Offered To The Market With The Added Benefit Of No Upward Chain



ENTRANCE HALLWAY

WC

STUDY

10' 10" x 8' 2" (3.30m x 2.50m)

LIVING ROOM

25' 3" x 14' 1" (7.70m x 4.30m)

DINING ROOM

13' 3" x 12' 10" (4.05m x 3.90m)

KITCHEN / DINER WITH ADDITIONAL STORAGE

25' 3" x 16' 7" (7.70m x 5.05m)

UTILITY ROOM

INTEGRAL DOUBLE GARAGE

16' 5" x 13' 9" (5.00m x 4.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 1" x 11' 10" (4.00m x 3.60m)

DRESSING ROOM

6' 7" x 6' 5" (2.00m x 1.95m)

ENSUITE

6' 7" x 6' 5" (2.00m x 1.95m)

BEDROOM TWO

12' 2" x 9' 0" (3.70m x 2.75m)

BEDROOM THREE

12' 0" x 8' 0" (3.65m x 2.45m)

BEDROOM FOUR

8' 10" x 6' 9" (2.70m x 2.05m)

BATHROOM

9' 0" x 6' 3" (2.75m x 1.90m)

TOTAL SQUARE FOOTAGE

197.4 sq.m (2125 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WESTERLY FACING GARDEN

FULL WIDTH PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, extractor, fridge, 2x fridge/freezers, dishwasher, washing machine, tumble dryer, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms and electric garage door.

ADDITIONAL INFORMATION

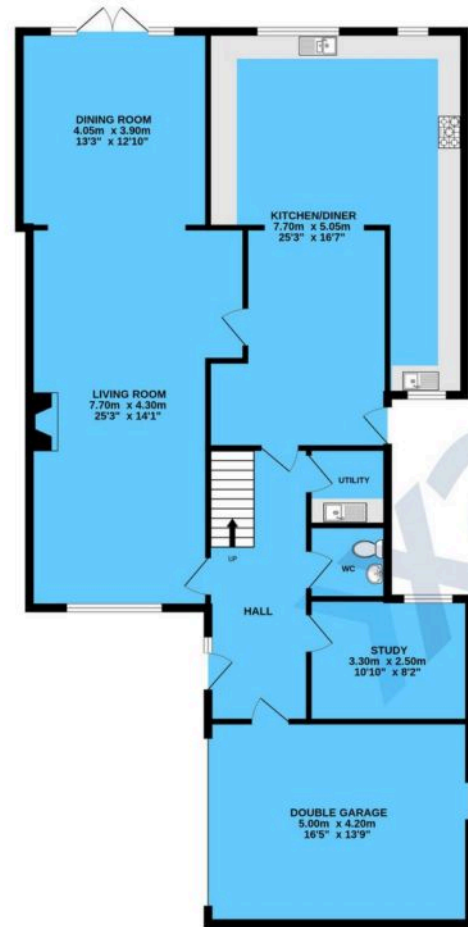
Services – direct mains water, sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded. Boiler – 1–2 months left on warranty.

INFORMATION FOR POTENTIAL BUYERS

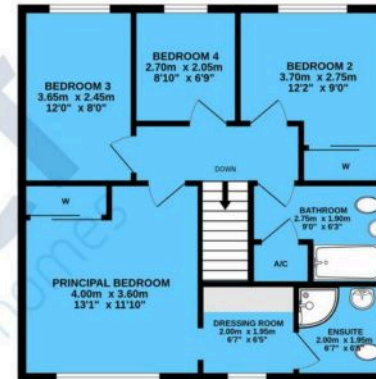
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 197.4 sq.m. (2125 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

