



Widney Manor Road, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

This impressive four bedroom semi-detached family home offers a thoughtfully extended and versatile living space, set over three well-proportioned floors in a highly sought-after location within easy walking distance to Widney Manor Train Station, close to all local amenities and Solihull Town Centre, and within Tudor Grange Academy catchment.

The property is accessed via a welcoming entrance hallway that leads into two large reception rooms, including a formal dining room and a spacious living room, both ideal for family gatherings or entertaining guests. At the heart of the home is a delightful fitted kitchen, featuring ample work surfaces and an abundance of natural light, seamlessly connected to a large Victorian conservatory with excellent views of the rear garden, high ceilings and a charming log burner, creating a warm and inviting atmosphere for every-day living. A practical utility room offers additional convenience, while the garage has been thoughtfully converted into a versatile space that can serve as a playroom or a home office, catering to the needs of a modern family.

On the first floor, you will find three generously sized double bedrooms, with the principal bedroom boasting fitted storage and a spacious en-suite bathroom for added luxury. The remaining bedrooms are serviced by a well-appointed family bathroom with a claw foot bath, ensuring comfort for all members of the household.





The second floor features an extremely versatile double bedroom, which can also be used as a playroom or home office, offering flexible accommodation options to suit your lifestyle.

The property is further enhanced by a beautifully presented and private South-Westerly facing rear garden, perfect for relaxation and recreation, and a driveway set behind secure electric gates, providing peace of mind and ample parking. Superb views of the countryside to the front of the property add to the sense of tranquillity and exclusivity, making this an exceptional opportunity for families seeking a spacious and adaptable home in a prime location.

With its blend of flexible living spaces and outstanding convenience, this property is sure to appeal to discerning buyers looking for a forever home in one of Solihull's most desirable areas. Early viewing is highly recommended to fully appreciate all that this remarkable home 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





- Impressive Four Bedroom Semi-Detached Family Home
- Prime Location Within Walking Distance Of Widney Manor Train Station
- Tudor Grange Academy Catchment Area
- Thoughtfully Extended & Versatile Layout
- Abundance Of Natural Light Throughout
- Full Of Character & Traditional Features
- Victorian Conservatory With Log Burner
- Four Generously Sized Bedrooms
- Family Bathroom & Large En-Suite
- Private South-Westerly Facing Garden & Secure Gated Driveway



ENTRANCE PORCH

ENTRANCE HALLWAY

DINING ROOM

13' 2" x 12' 11" (4.01m x 3.94m)

LIVING ROOM

17' 4" x 14' 10" (5.28m x 4.53m)

KITCHEN

18' 3" x 13' 9" (5.56m x 4.19m)

CONSERVATORY

14' 0" x 8' 3" (4.27m x 2.51m)

UTILITY ROOM

8' 9" x 7' 7" (2.66m x 2.31m)

PLAYROOM / OFFICE

12' 6" x 8' 9" (3.80m x 2.66m)

FIRST FLOOR

PRINCIPAL BEDROOM

18' 10" x 8' 7" (5.73m x 2.61m)

ENSUITE

13' 0" x 8' 7" (3.97m x 2.61m)

BEDROOM TWO

15' 3" x 10' 8" (4.66m x 3.24m)

BEDROOM THREE

12' 11" x 10' 3" (3.93m x 3.12m)

BATHROOM

7' 3" x 6' 6" (2.21m x 1.98m)

SECOND FLOOR

BEDROOM FOUR

20' 0" x 12' 8" (6.09m x 3.85m)

TOTAL SQUARE FOOTAGE

188.0 sq.m (2019 sq.ft) approx.



OUTSIDE THE PROPERTY

GATED DRIVEWAY PARKING

SOUTH WESTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, fridge, freezer, dishwasher, washer/dryer, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in two bedrooms, underfloor heating in ensuite, garden shed and electric gates.

ADDITIONAL INFORMATION

Services - direct mains water, sewers and electricity.
Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

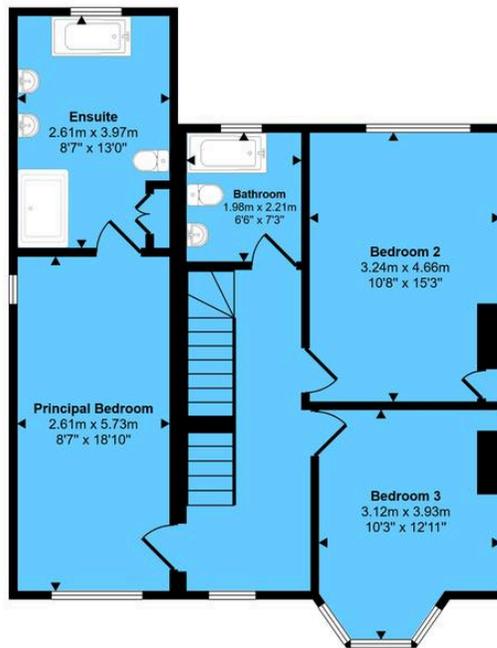
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



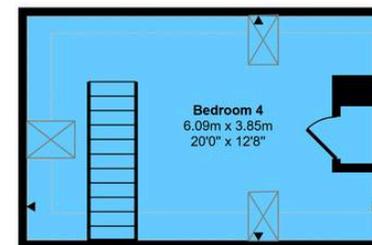
Approx Gross Internal Area
188 sq m / 2019 sq ft



Ground Floor
Approx 92 sq m / 991 sq ft



First Floor
Approx 72 sq m / 775 sq ft



Second Floor
Approx 23 sq m / 252 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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