



Leafield Road, Solihull

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Property Description

We are delighted to offer a rare chance to purchase this beautifully updated and extended four-bedroom link-detached family home on Leaffield Road, set within one of Solihull's most desirable locations and conveniently positioned for some of the area's most highly regarded school catchments.

The property has been fully refurbished throughout and features a breath-taking open-plan kitchen extension, complemented by a separate utility room and a downstairs shower room, along with numerous additional internal and external enhancements. This is a home that truly needs to be viewed to be fully appreciated.

Solihull provides an excellent selection of local amenities, including the popular Touchwood Shopping Centre, Tudor Grange Leisure Centre with its pool and athletics facilities, and a variety of parks. The area offers schooling options for all ages, both public and private, and benefits from strong transport links, with rail services from Solihull Station to Birmingham and London Marylebone. The NEC, Birmingham International Airport, and International Railway Station are all within a short drive, and the nearby M42 gives easy access to the M1, M5, M6, and M40.

Approach

Block paved off road parking for three vehicles accessed via dropped kerb, access to front porch via raised black paved step, new EV charging point installed..

Porch

4' 9" max x 6' 5" max (1.45m max x 1.96m max)
Secure UPVC entrance door, obscure UPVC double glazed windows to front and side aspect, Grey Evocore Premium waterproof flooring, ceiling light point, access to storage and cloak cupboard with door leading to;

Entrance Hall

5' 9" max x 14' 4" max (1.75m max x 4.37m max)
Grey Evocore Premium waterproof flooring, central heating radiator, two ceiling light points, stairs leading to first floor landing.

Snug Lounge

12' 4" max x 11' 8" max (3.76m max x 3.56m max)
Central heating radiator to front, double glazed UPVC window to front elevation, Grey Evocore Premium waterproof flooring, single glazed paned doorway to allow for natural light and ceiling light point.

Kitchen/Family Room

19' max x 11' 1" max (5.79m max x 3.38m max)
Grey Evocore Premium waterproof flooring, Abundance of Wren wall and base units with feature island, integrated appliances including but are not limited to; Franke sink with mixer tap and drainer, Hoover dishwasher under counter, Beko double induction oven with Elica extractor hood over, tall fridge/freezer and Swan microwave. Pantry cupboard to front aspect with ceiling light point and storage shelving, downlighting spotlights throughout the living area complimented with central light point. Three Velux windows to rear sloped roof extension for natural light, two sets of UPVC double glazed French doors to rear aspect revealing an enclosed landscaped garden, spot-downlighting here continues with a further two ceiling light points.

Internal Hallway

14' 4" max x 5' 9" max (4.37m max x 1.75m max)
Neutral themed laminate flooring, ceiling light point, wall storage units, central heating radiator and doors leading to;

Downstairs Shower Room

5' 2" max x 6' 8" max (1.57m max x 2.03m max)
Rainforest rainfall walk-in shower cubicle, neutral themed laminate flooring, vanity sink unit with hand basin and low level WC, ceiling light point and extractor, central heating towel radiator.

Utility Room

6' 8" max x 6' 8" max (2.03m max x 2.03m max)
Neutral themed laminate flooring, set of wall and base units, stainless steel sink with hot and cold mixer tap, outlet and plumbing for washing machine, ceiling light point, storage cupboard.

Bedroom Three

8' 2" max x 8' 2" max (2.49m max x 2.49m max)
Grey carpeting, ceiling light point, double glazed UPVC French doors to front aspect, central heating radiator to side elevation, storage cupboard housing, consumer board, electric meter and Instinct combi boiler.

Office

Central heating radiator to side, grey carpeting, double glazed UPVC windows to rear and sides, UPVC double glazed door to enclosed landscaped garden, two ceiling light points, Midea air-conditioning unit and system wall mounted,

Landing

5' 9" max x 8' 8" max (1.75m max x 2.64m max)
Stairs up from ground, Grey Evocore Premium waterproof flooring, loft access with hatch, obscure UPVC double glazed window to side aspect, ceiling light point, doors leading off to;

Bedroom One

12' 1" max x 10' 5" max (3.68m max x 3.17m max)
Grey carpeting, circulator ceiling fan with light point, double glazed UPVC window to rear elevation, central heating radiator to rear, generously sized built in mirrored wardrobe array to front..

Bedroom Two

12' 1" max x 11' 1" max (3.68m max x 3.38m max)
Grey carpeted, double glazed UPVC window to front elevation, central heating radiator, circulator ceiling fan with light point,

Bedroom Four

13' 4" max x 8' 5" max (4.06m max x 2.57m max)
Grey carpeted, ceiling light point, double glazed UPVC window to front aspect, central heating radiator.

Bathroom

7' 8" max x 5' 5" max (2.34m max x 1.65m max)
Neutral grey tiling to floor, Rainforest rainfall shower over oval bath, obscure double glazed UPVC window to rear aspect, vanity sink unit with hand basin and low level WC, ceiling light point, central heating towel radiator and matching neutral panelling to walls and splash points.

Garden

Charcoal composite decking to borders surrounding with next to no maintenance, pet friendly area with artificial lawn. Awning covered seating area, security light and motion sensor, fence panels to all sides and rear, outside water-tap point, fitted double electric socket, complimented by a mixture of foliage and shrubbery.









Total floor area 161.9 m² (1,743 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

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