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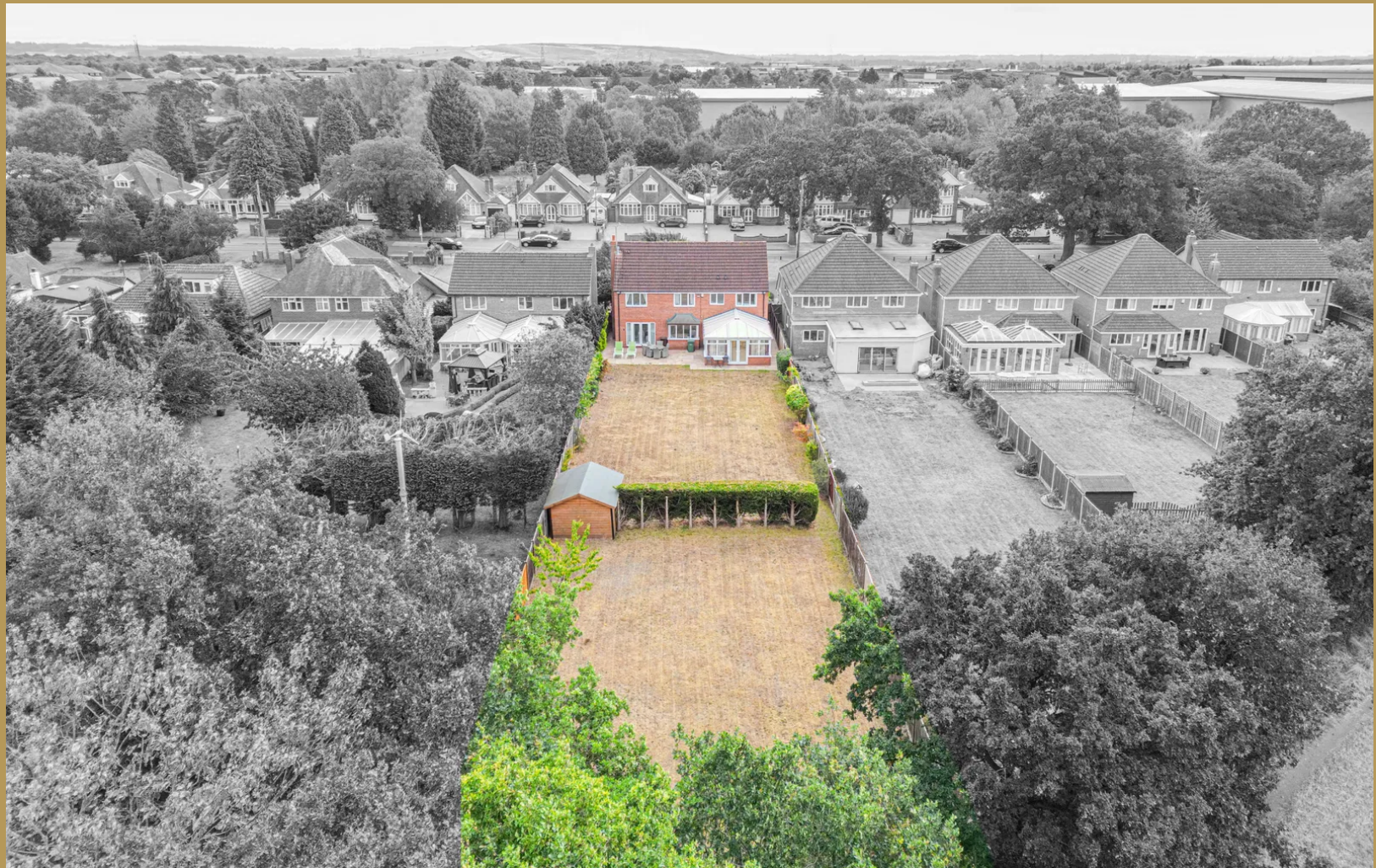
Boasting a total floor area of approximately 2,459 sq.ft. (228.5 sq.m.), this property provides generous living spaces, thoughtfully designed to cater to both entertaining and everyday family life.

The ground floor features a welcoming entrance hall leading to a large living room with abundant natural light, a separate dining room, and a kitchen breakfast with direct access to a bright conservatory, ideal for relaxing or entertaining. A snug/study offers a versatile space for working from home or a quiet retreat. Additionally, a utility room and spacious double garage add practicality and convenience.

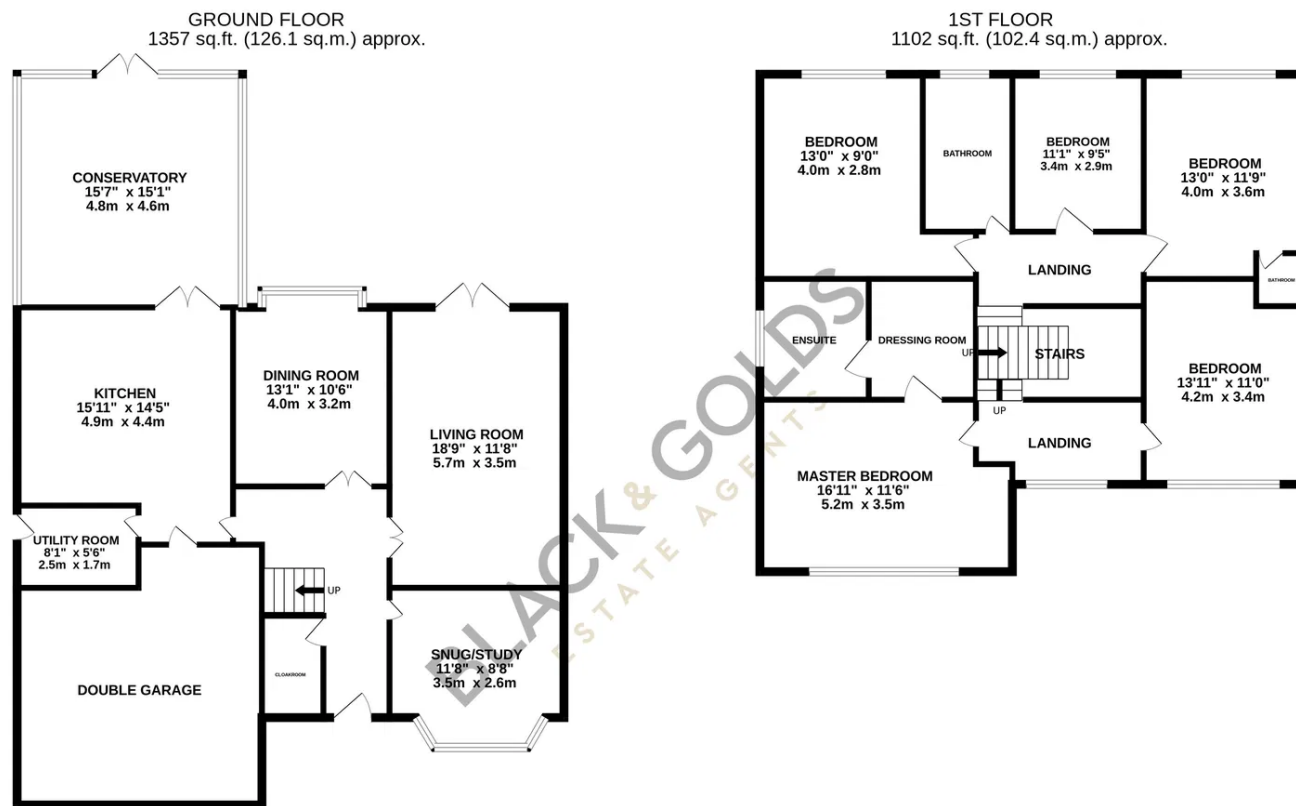
Upstairs, the principle bedroom benefits from a dressing room with en-suite shower room whilst the second bedroom offers a further three piece en-suite. The three remaining double bedrooms are serviced by a four piece family bathroom to add further convenience.

To the rear of the property there is a substantial garden which is predominantly laid to lawn with mature tree lines and shrubbery to sides, creating a private retreat that benefits from the sun all day round. With a patio area perfect for garden furniture for those who like to entertain, this stunning family home certainly ticks plenty of boxes. To the front the property is positioned within a quiet slip road just off Coleshill Heath Road for only several properties. With an option for gated access there is an ample driveway for several cars that lead onto a double garage with electric up and over doors.

The homeowners have recently had planning approved for the demolition of the existing conservatory to create a property perfect for those looking for multi-generational living. These plans are available through the Solihull planning portal using the properties postcode or reference PL/2025/01138/MINFHO.







TOTAL FLOOR AREA : 2459 sq.ft. (228.5 sq.m.) 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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