



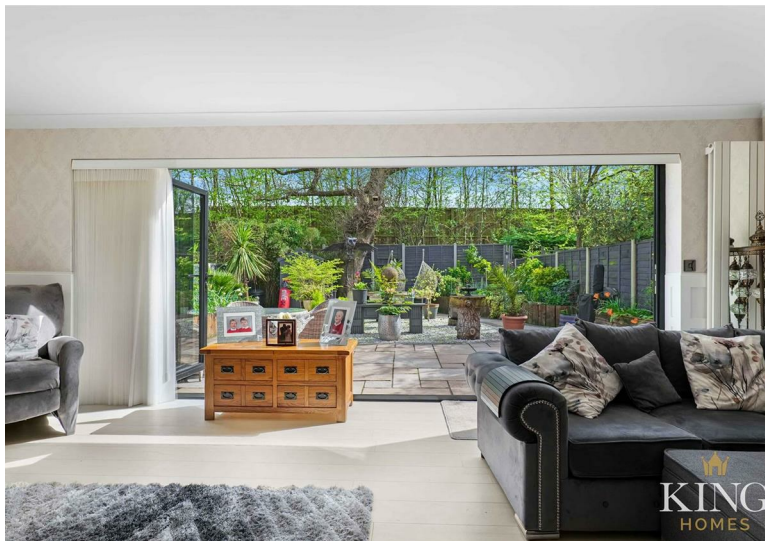
Leaffield Road, Solihull, B92 8NZ

£450,000

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HOMES

**** REMARKABLE DETACHED FAMILY HOME ** STUNNING CURB APPEAL ** FOUR GOOD SIZED BEDROOMS ** IMPRESSIVE FAMILY ROOM WITH BIFOLD DOORS ** JACK AND JILL STYLE FAMILY BATHROOM ** INTEGRAL GARAGE ** WELL MAINTAINED REAR GARDEN ** FANTASTIC PLOT ** BEAUTIFULLY PRESENTED THROUGHOUT** EXCELLENT SCHOOL CATCHMENTS ****

Presenting this exquisite four-bedroom detached residence nestled within a highly coveted cul-de-sac in the heart of Elmdon, Solihull. This attractive property positioned prominently on a sizable plot, conveniently situated just a stone's throw away from Solihull Town Centre, offering easy access to transportation, amenities, top-tier schools, as well as a variety of restaurants and shops.



APPROACH

This attractive property benefits from having a large road frontage and set back from the road behind a well maintained tarmac drive offering off road parking for multiple vehicles. Adjacent to the driveway, a lush grassed area adds a refreshing green touch to the surroundings.

ENTRANCE HALL

As is fitting for a home of this quality an impressive hallway welcomes you to the extensive ground floor living space. Staircase to the first floor, doors to various rooms and a convenient under stairs storage cupboard.

FAMILY ROOM

The WOW FACTOR Large Family Room Extending across the entirety of the back of the house, over 20ft in width. Adorned with painted wooden flooring and stylish wall panelling, this space emanates a contemporary, light-filled atmosphere. A notable highlight is the BI-FOLD DOORS, they seamlessly merge the indoor and outdoor living.

KITCHEN

Leading off the hallway, this modern kitchen presents sleek wall and base units providing ample storage and worktop space, complete with a one and a half bowl sink featuring a drainer and mixer tap. Integrated appliances, such as a double eye-level oven, hob, contemporary extractor hood, fridge, freezer, and dishwasher, streamline functionality. Quality tiled flooring and stylish splashback tiling enhance the aesthetic appeal. Additionally, a front-facing window floods the room with natural light, offering a pleasant ambiance.

UTILITY

Equipped with wall and base units, a sink with taps and space for extra appliances, and features a convenient side external door.

DOWNSTAIRS W.C

Convenient downstairs cloakroom boasting a WC, washbasin, and a side window with obscure glazing..

UPSTAIRS

The first floor features four generously proportioned double bedrooms, two of which boast fitted wardrobes with

mirror-fronted sliding doors. The family bathroom adopts a Jack and Jill layout, accessible from both the principal bedroom and the main hallway. This modernly appointed bathroom is fully tiled and beautifully finished, showcasing contemporary details including a towel rail, bathtub, walk-in shower with a sleek glass screen, vanity with wash basin, WC, and an obscured side aspect window for privacy.

GARAGE

The spacious garage, perfect for fulfilling all your storage requirements, offers dual access points from both the internal hall and the external garage doors. It comes fully equipped with lighting and an electric supply for added convenience.

REAR GARDEN

The beautifully landscaped rear garden, designed for low maintenance, features a charming paved patio, a gravel section perfect for potted plants, and raised flower beds adorned with a variety of blooms. Convenient storage is provided by the garden shed. Gated side access leads to the front of the property, while a gate at the end of the garden opens onto a footpath accessing the local park, making it ideal for families and dog walkers alike.

LOCATION

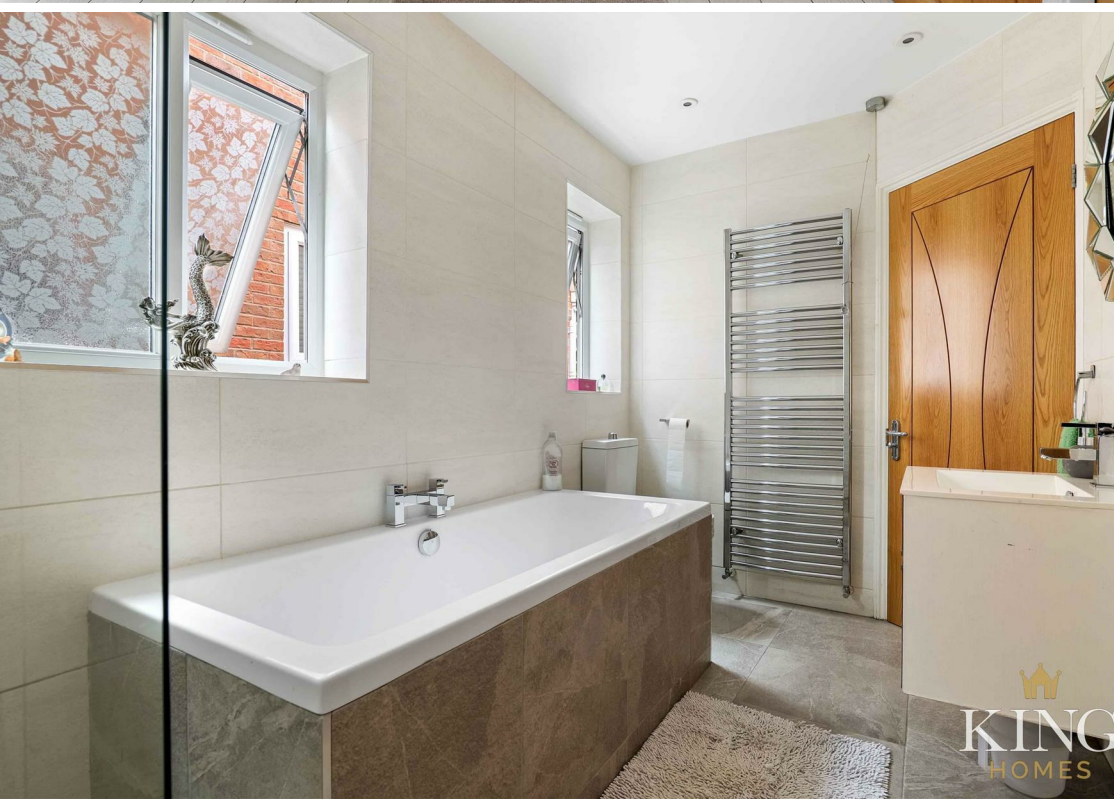
Located in the heart of England, Solihull stands out as one of the most desirable residential areas in the nation, renowned for its abundance of local amenities. These include top-tier schools, colleges, scenic parks, diverse dining options, vibrant bars, and an impressive array of shopping centres, notably the Touchwood shopping centre and the recently developed Resorts World. Solihull benefits from excellent road networks, seamlessly connecting to major motorways such as the M42, M6, M40, M1, and M5, providing convenient access to key destinations like the NEC Arena, Birmingham International Airport, and Railway Station.

Viewing essential to appreciate this very well presented modern Freehold Detached residence offering extensive Four Bedroomed Family accommodation.

Hall

Family Room 14'7" x 20'2" (4.47m x 6.17m)

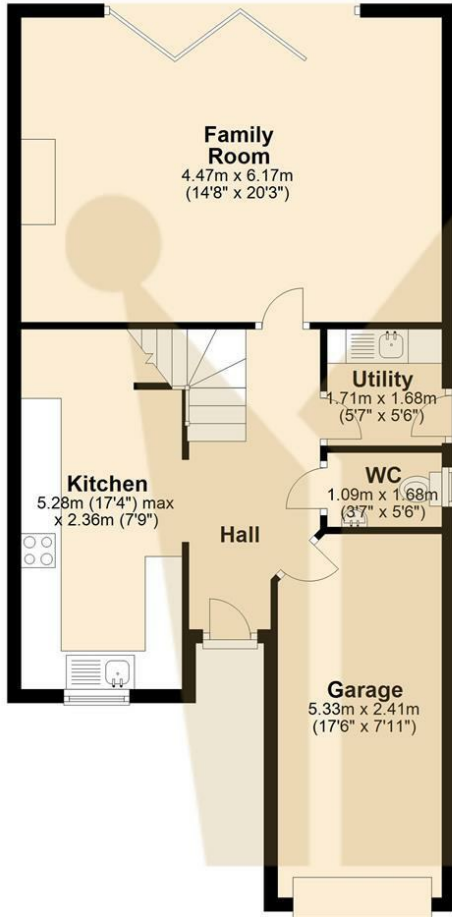
Kitchen	17'3" x 7'8" (5.28m x 2.36m)
Utility	5'7" x 5'6" (1.71m x 1.68m)
Downstairs W.C	3'6" x 5'6" (1.09m x 1.68m)
Landing	
Bedroom 1	14'5" x 12'2" (4.40m x 3.73m)
Bedroom 2	8'2" x 11'1" (2.49m x 3.40m)
Bedroom 3	11'6" x 8'11" (3.53m x 2.72m)
Bedroom 4	14'2" x 7'8" (4.34m x 2.36m)
Garage	17'5" x 7'10" (5.33m x 2.41m)





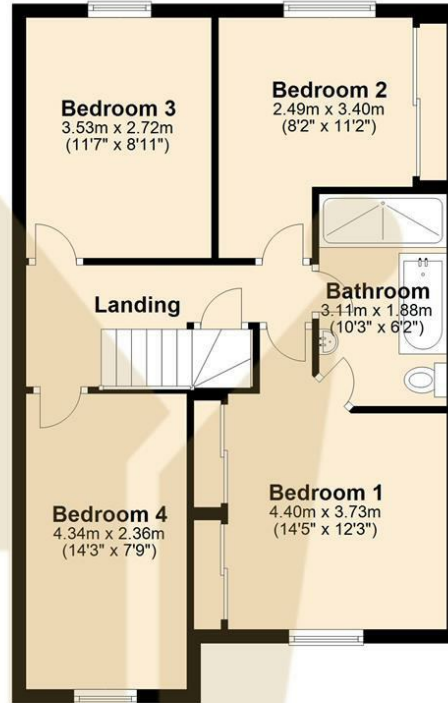
Ground Floor

Approx. 66.7 sq. metres (718.1 sq. feet)

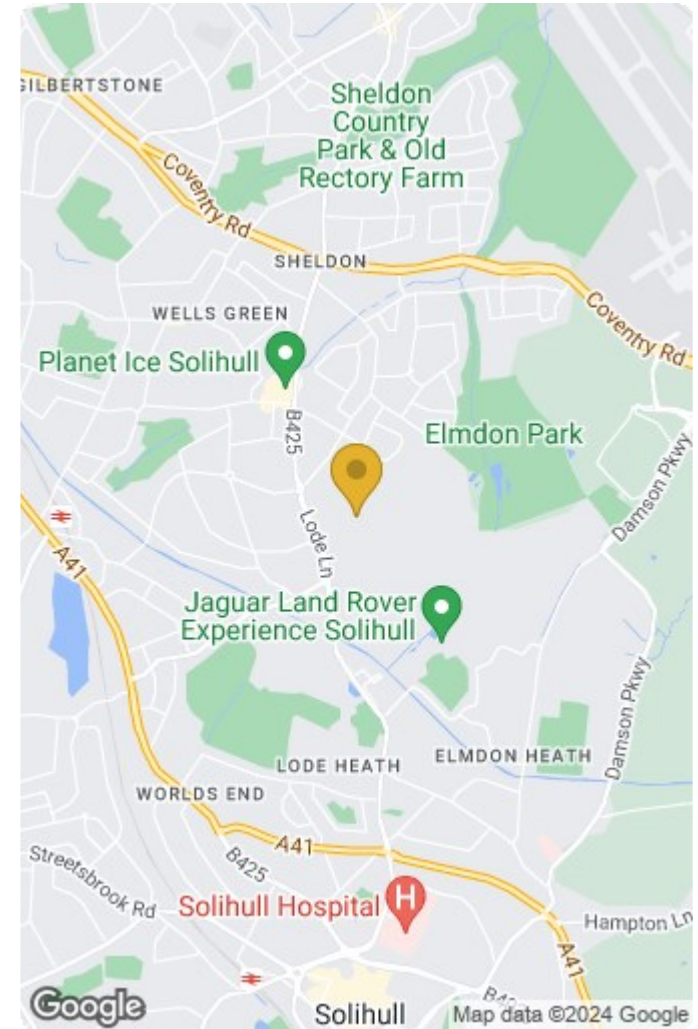


First Floor

Approx. 57.6 sq. metres (619.6 sq. feet)



Total area: approx. 124.3 sq. metres (1337.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	