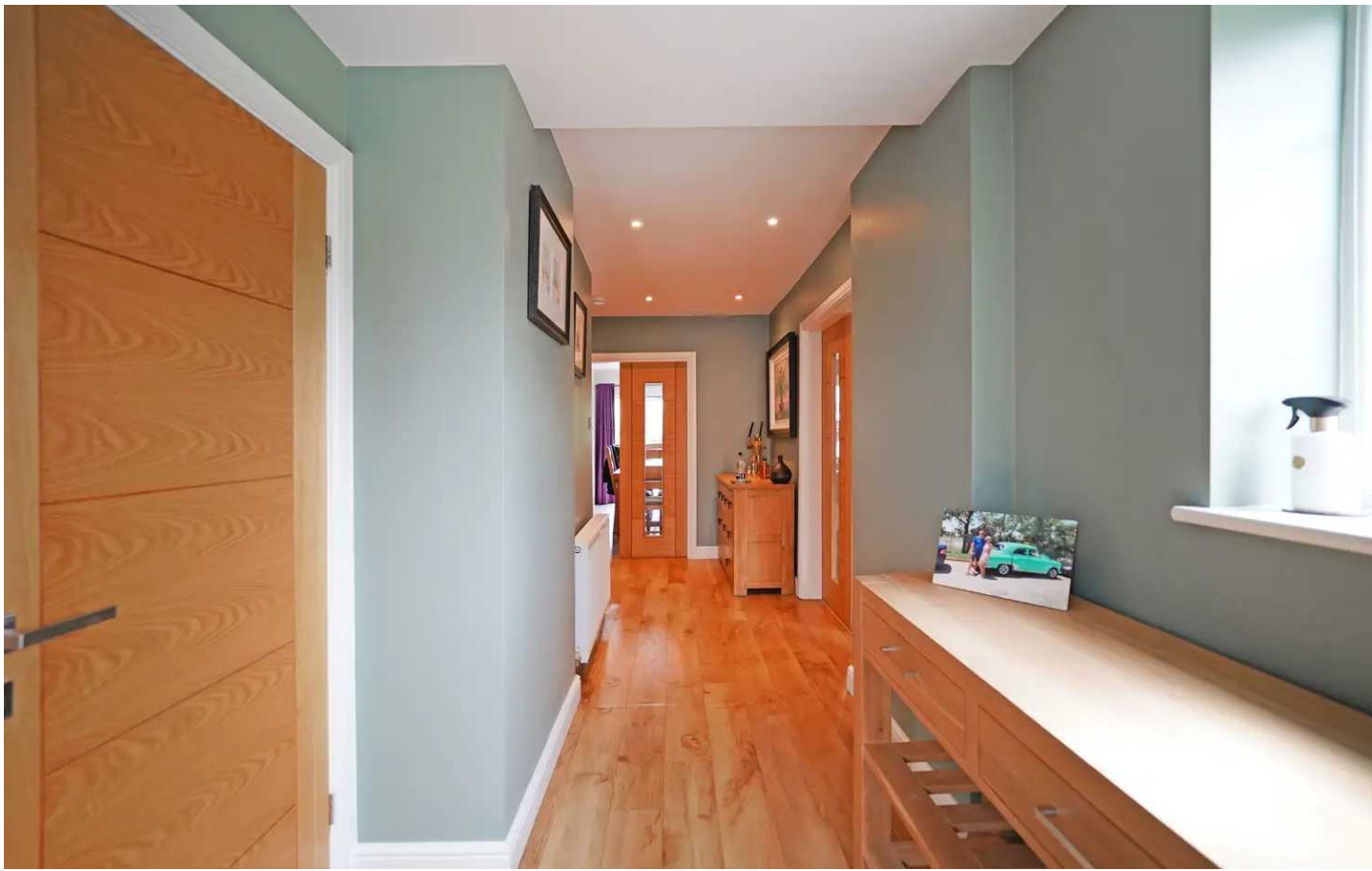




Links Drive, Solihull

Guide Price £799,000





## PROPERTY OVERVIEW

Nestled on a serene and highly coveted road in Solihull, this exceptional four-bedroom detached property stands out as a beacon of modern comfort and versatile design. Meticulously crafted to offer a blend of style and functionality, this home presents the opportunity to create an additional fifth bedroom on the ground floor to suit individual preferences and needs. Upon arrival, the property welcomes you with a spacious reception hallway that seamlessly connects the various living spaces on the ground floor. The heart of the home lies in the open plan kitchen and dining area, where a large central island beckons for culinary creativity amidst abundant natural light that filters through the expansive windows. Adjacent, the substantial living room flows effortlessly into a generously sized conservatory, offering panoramic vistas of the rear garden. Completing the ground floor is a versatile study that could easily be transformed into a fifth bedroom, along with a convenient utility room, a downstairs toilet, and a practical garage/store room for added storage or functional use. Ascending to the first floor, four generously sized bedrooms await, providing ample space for relaxation and rejuvenation.





Two of the bedrooms boast generous proportions, fitted wardrobes, and luxurious en-suites, while the remaining bedrooms are served by a well-appointed new modern Porcelanosa family bathroom with waterfall shower and freestanding bath. Outside, the property reveals extensive rear gardens with vegetable planters and landscaped pond and waterfall and large patio area with built in fire pit, ideal for entertainment.

Conveniently located within easy reach of local amenities, schools, and the vibrant Solihull Town Centre, this property presents an unparalleled opportunity for discerning buyers seeking refined living spaces, versatile accommodation options, and a serene environment to call home. Experience the epitome of contemporary living in this thoughtfully designed residence, where comfort, style, and functionality converge seamlessly to create a truly exceptional living experience.

#### 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





- Four Bedroom Detached Property
- Offers Versatility To Include A Fifth Bedroom
- Set On A Quiet & Highly Sought After Road
- Open Plan Kitchen / Dining Area
- Living Room Connected To Conservatory
- Two Double Bedrooms With Ensuites
- Modern Family Bathroom
- Lawn Rear Garden
- Early Viewing Essential

#### **RECEPTION HALLWAY**

##### **WC**

4' 9" x 4' 2" (1.46m x 1.27m)

##### **KITCHEN / DINING AREA**

20' 11" x 15' 3" (6.37m x 4.65m)

##### **LIVING ROOM**

21' 2" x 11' 11" (6.46m x 3.62m)

##### **CONSERVATORY**

14' 4" x 10' 0" (4.38m x 3.06m)

##### **STUDY**

8' 8" x 8' 2" (2.65m x 2.48m)

##### **UTILITY ROOM**

11' 7" x 5' 2" (3.53m x 1.57m)

#### **FIRST FLOOR**

##### **BEDROOM ONE**

15' 6" x 10' 5" (4.72m x 3.18m)

##### **ENSUITE**

9' 9" x 4' 9" (2.97m x 1.44m)

##### **BEDROOM TWO**

16' 8" x 8' 11" (5.08m x 2.71m)

##### **ENSUITE**

5' 9" x 5' 1" (1.75m x 1.56m)

**BEDROOM THREE**

11' 11" x 10' 5" (3.63m x 3.18m)

**BEDROOM FOUR**

10' 5" x 10' 4" (3.18m x 3.15m)

**BATHROOM**

9' 10" x 9' 9" (2.99m x 2.98m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 185.0 sq.m. = 1991 sq.ft. approx.

**OUTSIDE THE PROPERTY****EASTERLY FACING REAR GARDEN****GARAGE / STORE ROOM**

9' 4" x 5' 10" (2.84m x 1.77m)

**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, Samsung extractor, AEG fridge, all carpets, fitted wardrobes in one bedroom, underfloor heating in the conservatory, two garden sheds and one greenhouse.

**ADDITIONAL INFORMATION**

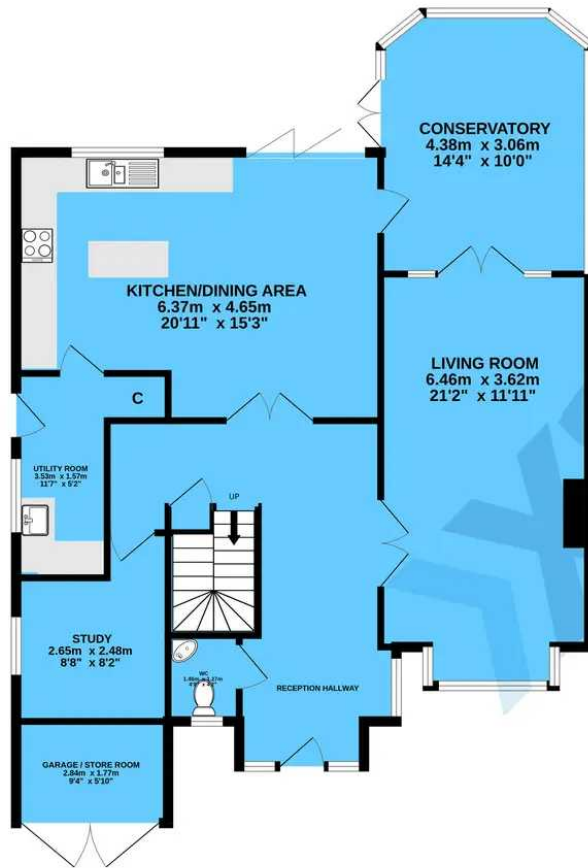
Services - mains gas, electricity and mains sewers.  
Broadband - Virgin. Loft space - partially boarded with ladder and lighting.

**MONEY LAUNDERING REGULATIONS**

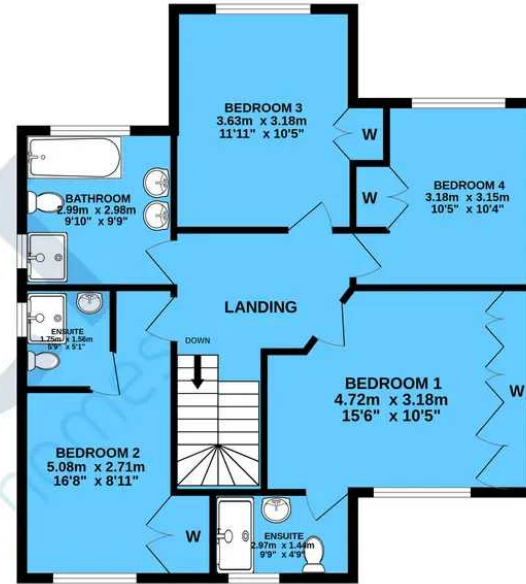
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 185.0 sq.m. (1991 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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