



Stonor Park Road, Solihull

Guide Price **£535,000**





PROPERTY OVERVIEW

Nestled in the heart of Solihull, on a tranquil and highly desired street, this exceptional three-bedroom semi-detached family home offers a perfect blend of style, comfort, and functionality. Beautifully remodelled and refurbished by the current owners, this property exudes a sense of modernity and sophistication.

As you step into the spacious entrance hallway, you are greeted by an inviting atmosphere that sets the tone for the rest of the home. The hallway leads seamlessly into a stunning open plan kitchen, diner, and family room, flooded with natural light that highlights the contemporary design and offers captivating views of the rear garden. This space is perfect for entertaining or relaxing with the family.

Conveniently located adjacent to the kitchen is a practical utility room, providing ample space for white goods and ensuring a clutter-free living environment. The sizeable living room, adorned with a feature bay window that overlooks the front garden, offers a cosy retreat for quiet evenings or lively gatherings. A guest toilet on the ground floor adds to the convenience of this well-thought-out layout.





Ascending to the first floor, you will find two generously proportioned double bedrooms, alongside a charming single bedroom, each offering a peaceful sanctuary for rest and relaxation. These bedrooms are serviced by a well-appointed family bathroom, complete with modern fixtures and finishes.

Outside, the property boasts a meticulously maintained rear garden, ideal for enjoying the outdoors in privacy and tranquility. A driveway at the front of the property provides parking for multiple vehicles and leads to a convenient store room/small garage, ensuring ample storage space and shelter for your vehicles.

Oak Cottage Primary School is just a short walk away and is rated OFSTED 'Outstanding', making this home an ideal choice for families. Additionally, Solihull train station is within walking distance, offering easy access to transport links and amenities.

In summary, this impeccably presented family home presents a unique opportunity for discerning buyers seeking a harmonious blend of modern living, style, and comfort in a prime Solihull location. With its thoughtful design, quality finishes, and sought-after address, this property is sure to impress even the most astute homebuyer. Schedule your viewing today and prepare to be captivated by all that this exceptional 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: E

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Beautifully Remodelled & Refurbished By The Existing Owners
- Set On A Quiet & Sought After Road
- Stunning Open Plan Kitchen / Diner / Family Room
- Large Living Room
- Two Double Bedrooms & A Single
- Family Bathroom
- Well Maintained Rear Garden



ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

12' 4" x 12' 0" (3.75m x 3.65m)

KITCHEN / DINER / FAMILY ROOM

26' 7" x 18' 6" (8.10m x 5.65m)

UTILITY ROOM

7' 5" x 7' 5" (2.25m x 2.25m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 6" x 10' 2" (3.80m x 3.10m)

BEDROOM TWO

12' 6" x 11' 8" (3.80m x 3.55m)

BEDROOM THREE

9' 2" x 7' 9" (2.80m x 2.35m)

BATHROOM

8' 8" x 6' 5" (2.65m x 1.95m)

OUTSIDE THE PROPERTY

STORE

9' 0" x 7' 5" (2.75m x 2.25m)

TOTAL SQUARE FOOTAGE

108.0 sq.m (1163 sq.ft) approx.

DRIVEWAY PARKING

FRONT AND REAR GARDENS



ITEMS INCLUDED IN THE SALE

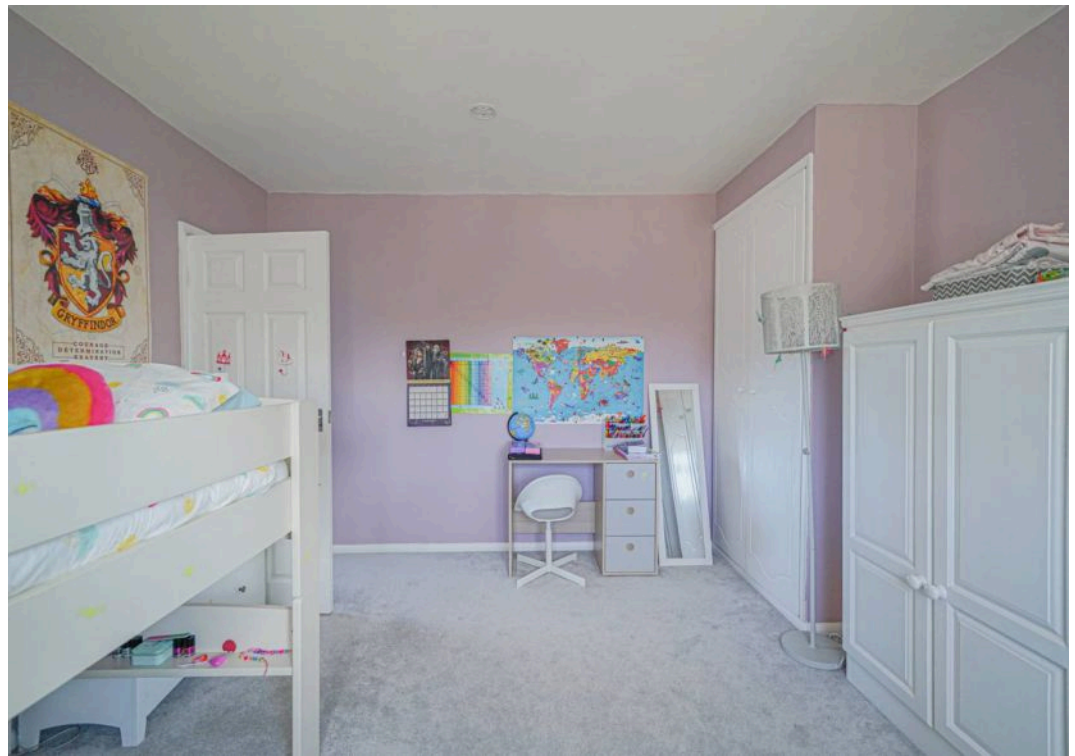
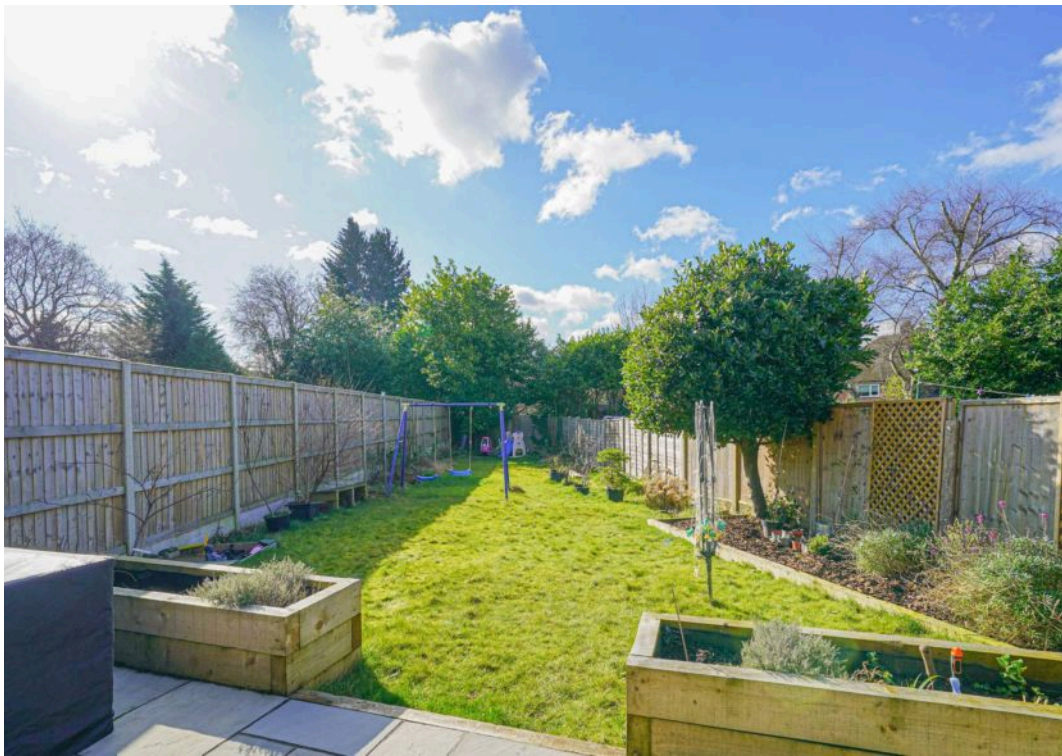
Integrated oven, integrated hob, kitchen extractor, microwave, integrated dishwasher, all carpets, all blinds, some light fittings, fitted wardrobes in all three bedrooms and garden shed.

ADDITIONAL INFORMATION

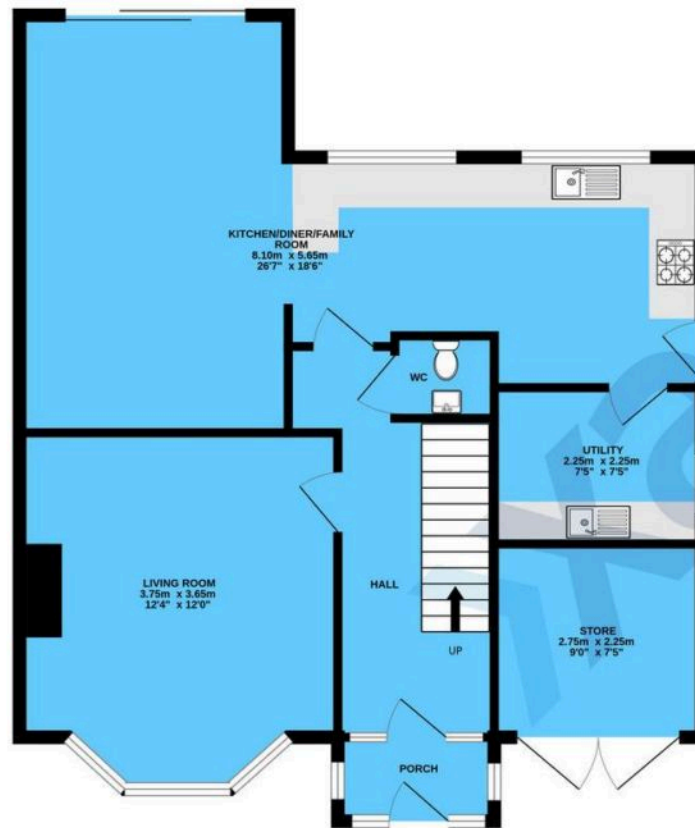
Services – direct mains water, sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

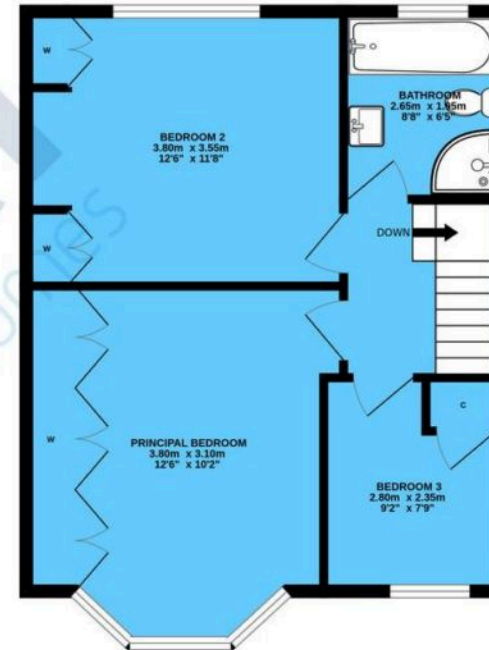
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 108.0 sq.m. (1163 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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