



St. Helens Road, Solihull

Offers Over £700,000







## PROPERTY OVERVIEW

Nestled on a tranquil road in the sought-after area of Solihull, this impressive four-bedroom detached family home offers a perfect blend of peaceful living and convenience. Situated within a short distance of all local amenities, the property opens up to reveal a spacious entrance hallway leading to the heart of the home - the remarkable open plan kitchen and family room. Boasting ample natural light, this area is perfect for entertaining or unwinding with loved ones. In addition, there are two versatile reception rooms, one serving as a generous living room with patio doors opening onto the sun trap terrace area, and the other offering flexibility to be used as a formal dining room or a children's play area. To complete the ground floor, there is a handy utility room connected to a single garage and a convenient guest toilet, catering to the practical needs of modern family life. Ascending the stairs, the first floor hosts four generously proportioned bedrooms. Three of the bedrooms are spacious doubles with enough room for freestanding furniture while the fourth bedroom offers the opportunity to be transformed into a peaceful home office. The first floor is further complemented by a large modern family bathroom with double heated towel radiators and a luxury walk in rain shower with additional hand held shower, adding to the convenience of the property.





Outside, the residence enjoys a sizeable and secluded south-westerly facing rear garden, a haven with mature, established shrubs, fruit trees and large raised beds for growing your own produce to the rear, the garden also has access to water and electricity supply, providing the perfect space for outdoor gatherings or relaxing in the sun. The garden is predominantly laid to lawn, creating a green and tranquil oasis for both children and adults alike. With its well-designed layout, modern amenities, and convenient location, this property offers a wonderful opportunity for family living in Solihull.

#### 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: G

Tenure: Freehold







- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Large Open Plan Kitchen / Family Room
- Two Spacious Reception Rooms
- Practical Utility Room & Single Garage
- Four Generously Sized Bedrooms
- Modern Family Bathroom & Shower Room
- South-Westerly Facing Rear Garden

#### **ENTRANCE HALLWAY**

#### **WC**

#### **DINING ROOM**

15' 7" x 11' 11" (4.75m x 3.63m)

#### **LIVING ROOM**

16' 11" x 11' 11" (5.16m x 3.63m)

#### **KITCHEN/FAMILY ROOM**

23' 2" x 18' 5" (7.06m x 5.61m)

#### **UTILITY**

8' 11" x 5' 3" (2.72m x 1.60m)

#### **INTEGRAL GARAGE**

15' 0" x 11' 11" (4.57m x 3.63m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

16' 11" x 11' 10" (5.16m x 3.61m)

#### **BEDROOM TWO**

11' 11" x 11' 11" (3.63m x 3.63m)

#### **BEDROOM THREE**

15' 5" x 9' 9" (4.70m x 2.97m)

#### **BEDROOM FOUR**

13' 3" x 6' 10" (4.04m x 2.08m)



**BATHROOM**

13' 1" x 7' 1" (3.99m x 2.16m)

**SHOWER ROOM**

7' 9" x 3' 4" (2.36m x 1.02m)

**TOTAL SQUARE FOOTAGE**

163.0 sq.m (1755 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****SIZEABLE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, dishwasher, garden shed, greenhouse, electric garage door, some carpets, curtains, blinds and light fittings, car charging point (fitted 2022) and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

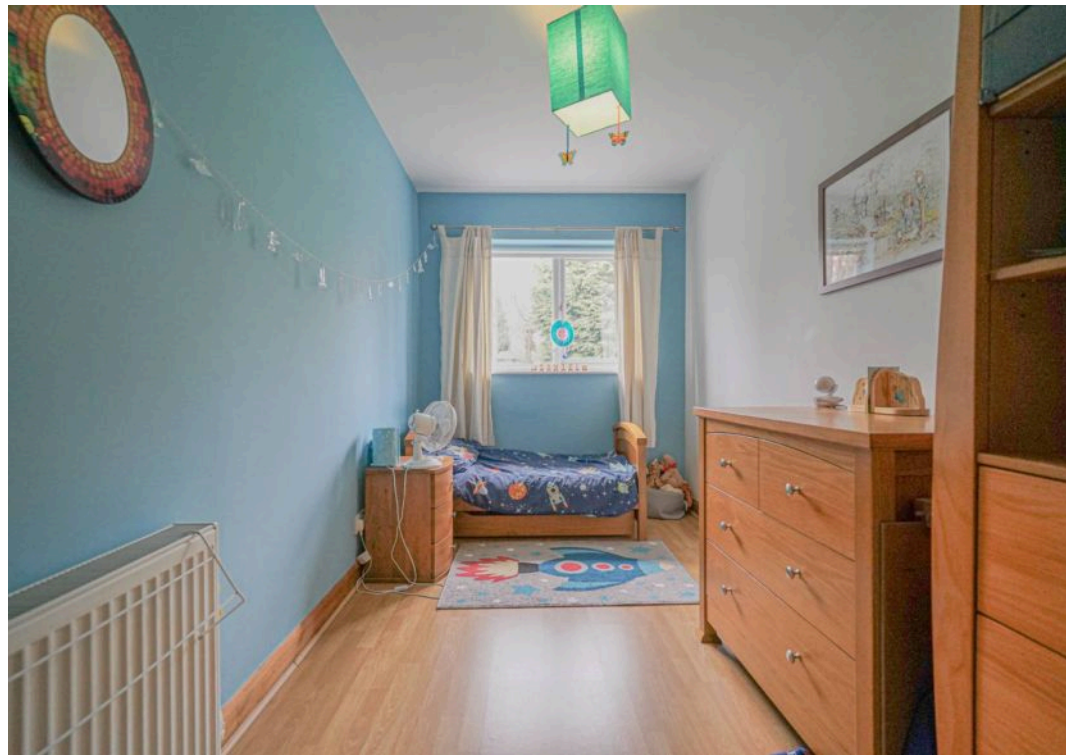


#### **INFORMATION FOR POTENTIAL BUYERS**

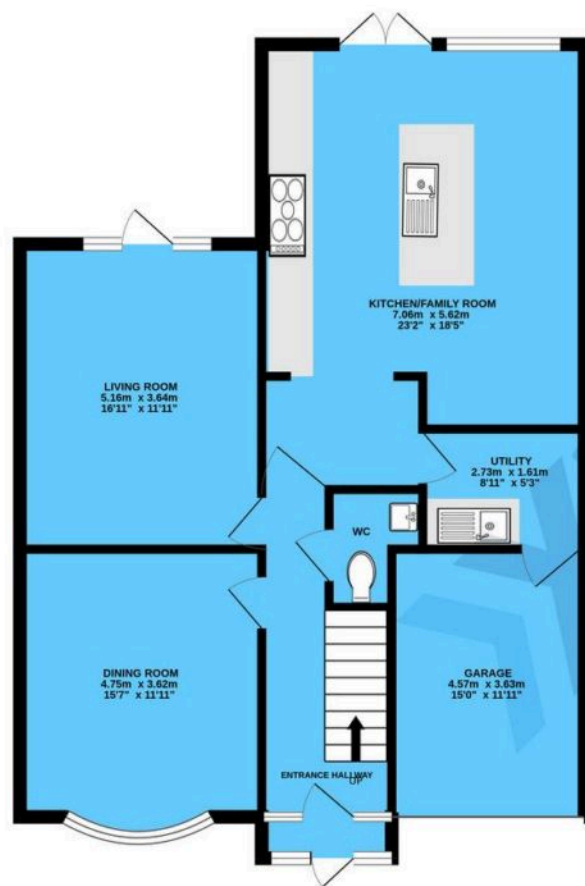
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

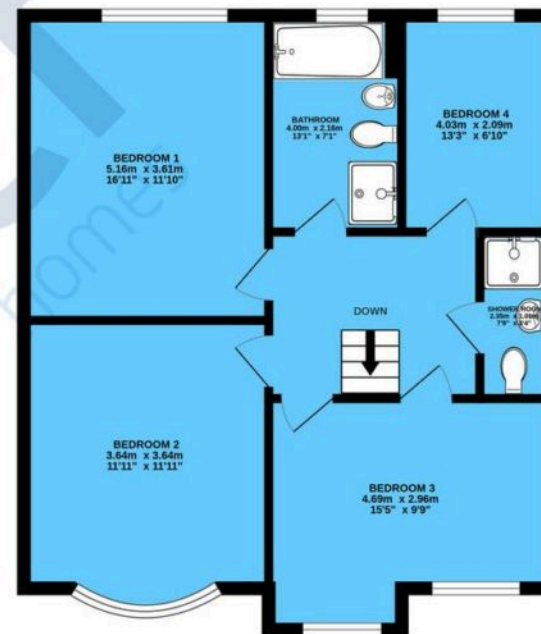




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 163.0 sq.m. (1755 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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