



Saintbury Drive, Solihull

Guide Price £650,000





PROPERTY OVERVIEW

We are delighted to present this exceptional four-bedroom detached family home, set over three floors, located on a tranquil cul-de-sac, within the Tudor Grange Academy catchment, proximity to Solihull Golf club, Bannatyne Health Club and moments away from Widney Manor Train Station. This delightful home is nestled behind a driveway offering parking for multiple vehicles, providing both convenience and practicality for modern family living. Upon entering, you are greeted by a large porch that leads seamlessly into an inviting entrance hallway. The ground floor boasts three generously sized reception rooms, including a spacious living room, an excellent dining room, and a delightful conservatory with picturesque views of the rear garden. The fitted kitchen is a culinary delight, equipped with integrated appliances and ample work surfaces to cater to all your meal-preparation needs. Additionally, the ground floor features a guest toilet and a single garage for added convenience.

Ascending the stairs to the first floor, you will find three generously sized bedrooms, with the principal bedroom offering the luxury of fitted wardrobes and an ensuite bathroom. The remaining bedrooms are serviced by a modern family bathroom.





The large landing on this floor provides versatile space that can be easily utilised as a home office, catering to the demands of contemporary remote working. The second floor features a spacious double bedroom flooded with natural light, offering flexibility for use as a playroom or study to suit your family's lifestyle. Outside, the property boasts a beautifully maintained rear garden, mainly laid with lush green lawn, providing a serene outdoor space for relaxation and recreation. A charming patio seating area complements the grounds, offering an ideal spot for al fresco dining and entertaining guests. In summary, this family home offers a harmonious blend of spacious living areas, modern conveniences, and a tranquil setting, making it the ideal abode for discerning buyers seeking a contemporary lifestyle in a sought-after location. Discover the epitome of comfortable family living in this stunning property.

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 Double Bedroom Detached Family Home
- Walking Distance To Widney Manor Train Station
- Set On A Quiet Cul-De-Sac
- Three Generously Sized Reception Rooms
- Fitted Kitchen With Views Of Rear Garden
- Principal Bedroom With Ensuite & Fitted Wardrobes
- Lawn Rear Garden With Patio Seating Area

PORCH

ENTRANCE HALLWAY

WC

8' 2" x 3' 1" (2.49m x 0.94m)

LIVING ROOM

15' 3" x 10' 8" (4.65m x 3.25m)

DINING ROOM

10' 8" x 8' 10" (3.25m x 2.69m)

CONSERVATORY

11' 2" x 10' 2" (3.40m x 3.10m)

KITCHEN

14' 7" x 8' 10" (4.45m x 2.69m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 9" x 10' 8" (4.50m x 3.25m)

ENSUITE

8' 2" x 5' 11" (2.49m x 1.80m)

BEDROOM TWO

15' 1" x 11' 0" (4.60m x 3.35m)

BEDROOM THREE

9' 8" x 8' 0" (2.95m x 2.44m)

BATHROOM

9' 2" x 5' 5" (2.79m x 1.65m)



SECOND FLOOR

BEDROOM FOUR

26' 3" x 10' 6" (8.00m x 3.20m)

OUTSIDE THE PROPERTY

GARAGE

16' 9" x 7' 10" (5.11m x 2.39m)

TOTAL SQUARE FOOTAGE

158.1 sq.m (1702 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFUL MAINTAINED GARDENS

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, garden shed, greenhouse and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

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



INFORMATION FOR POTENTIAL BUYERS

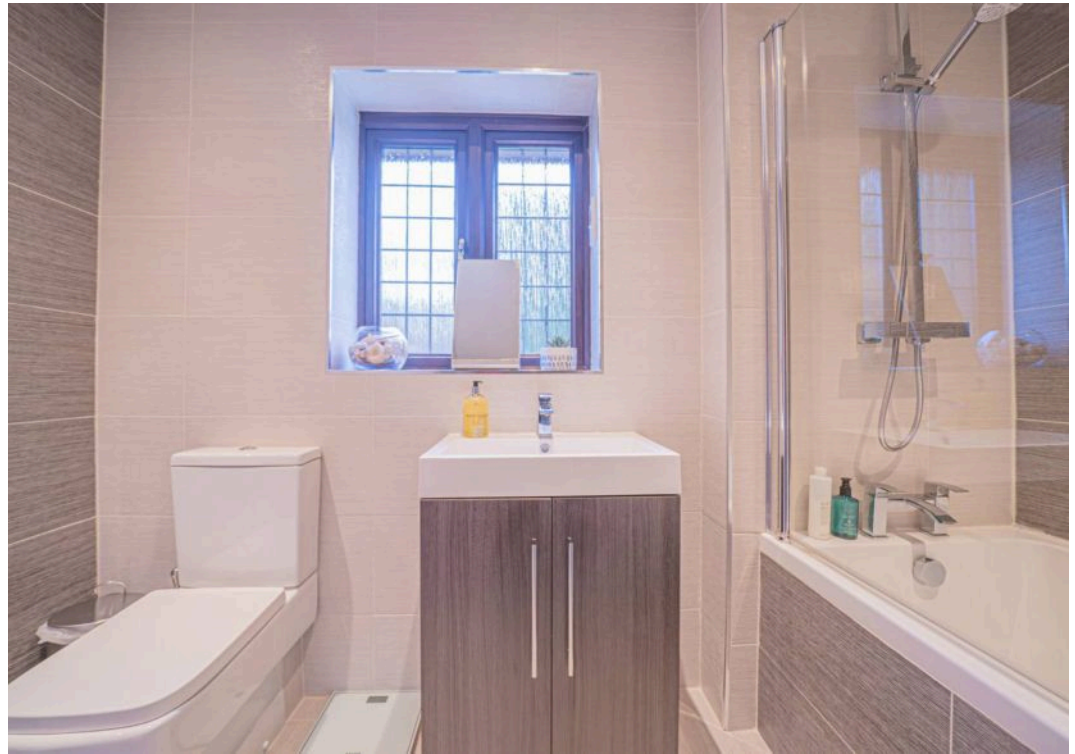
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

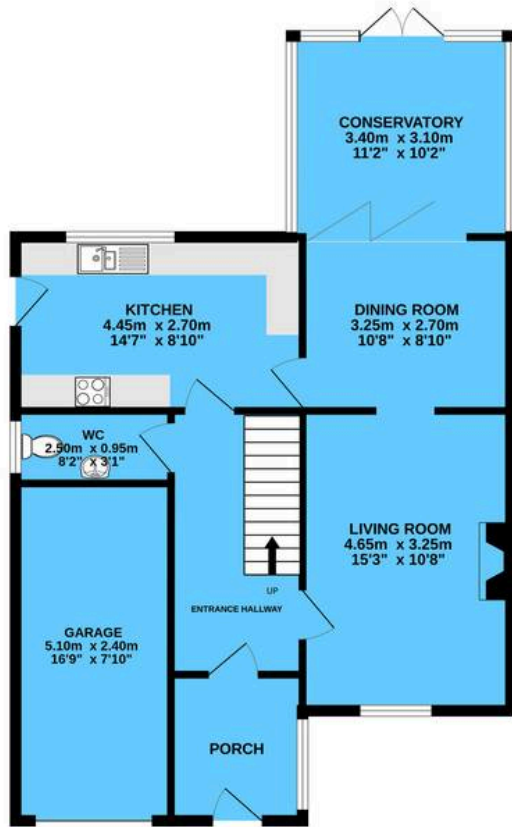
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

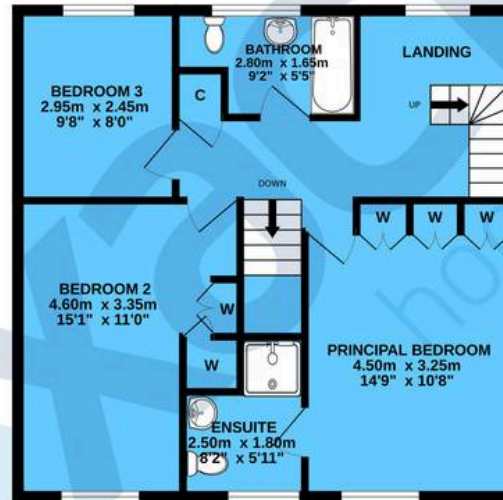
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



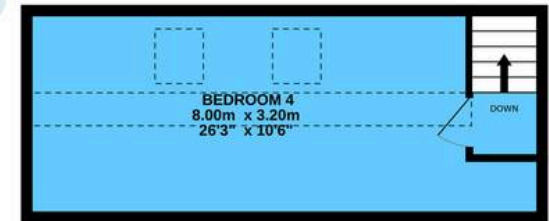
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 158.1 sq.m. (1702 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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