



Saintbury Drive, Solihull

Guide Price £785,000



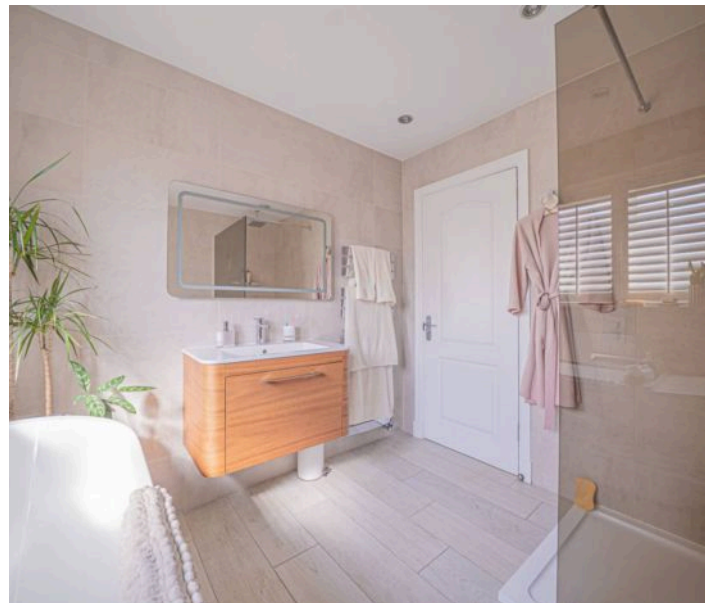


PROPERTY OVERVIEW

Introducing this stunning four-bedroom detached family home, tastefully extended and remodelled to the highest standards by the current owner. Situated on a quiet cul-de-sac, this property offers a peaceful retreat just a short distance from Solihull town centre and within walking distance to Widney Manor Station—an ideal location for families and commuters alike. Positioned on a corner plot, this residence boasts ample privacy and space.

Approaching the property, you are welcomed by a large porch leading into an impressive entrance hallway, setting the tone for the elegance found throughout the home.

Designed for modern living, the heart of this home is the breathtaking open plan kitchen/diner/family room. The expansive space has been thoughtfully extended to include a large central island, fully integrated appliances, and an abundance of natural light streaming in through sliding doors and multiple skylights. The practical utility room off the kitchen further enhances the functionality of this space.



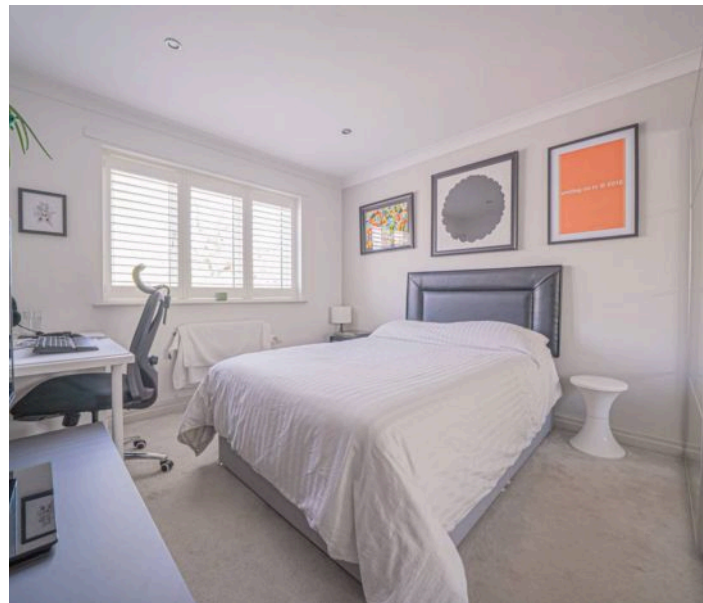


Flowing seamlessly from the kitchen area is a spacious living room, accessible through sliding doors, offering versatility for open-plan living or intimate gatherings. A guest cloakroom and a large double garage complete the ground floor layout.

Ascending the stairs, you will find four double bedrooms, all serviced by an impressive family bathroom. The principal bedroom impresses with fitted wardrobes and a generously sized en-suite, providing a private sanctuary for relaxation.

Outside, the property boasts a delightful south-facing rear garden with an expansive patio seating area, perfect for al fresco dining and entertaining. To the front, a driveway provides parking for multiple vehicles, ensuring convenience for residents and visitors alike.

In conclusion, this meticulously renovated property offers a harmonious blend of stylish living spaces, practical amenities, and a prime location. With its elegant design, spacious interiors, and desirable setting, this home presents a rare opportunity for discerning buyers seeking a refined family residence.





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
- Tastefully Extended & Remodelled
- Walking Distance To Widney Manor Station
- Stunning Open Plan Kitchen / Dining / Family Room
- Four Double Bedrooms
- Spacious Living Room
- Large Principal Bedroom With En-Suite
- Delightful South Facing Rear Garden
- Driveway Leading To Double Garage



PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

19' 2" x 15' 3" (5.84m x 4.65m)

KITCHEN/DINING & FAMILY ROOM

31' 6" x 21' 0" (9.60m x 6.40m)

UTILITY ROOM

6' 7" x 6' 7" (2.01m x 2.01m)

FIRST FLOOR

PRINCIPAL BEDROOM

21' 0" x 15' 3" (6.40m x 4.65m)

ENSUITE

8' 2" x 6' 1" (2.49m x 1.85m)

BEDROOM TWO

12' 4" x 12' 0" (3.76m x 3.66m)

BEDROOM THREE

12' 0" x 12' 0" (3.66m x 3.66m)

BEDROOM FOUR

11' 6" x 8' 6" (3.51m x 2.59m)

BATHROOM

8' 10" x 8' 6" (2.69m x 2.59m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 3" x 15' 9" (5.56m x 4.80m)

TOTAL SQUARE FOOTAGE

188.2 sq.m (2025 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DELIGHTFUL REAR GARDEN WITH PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

TBC

ADDITIONAL INFORMATION

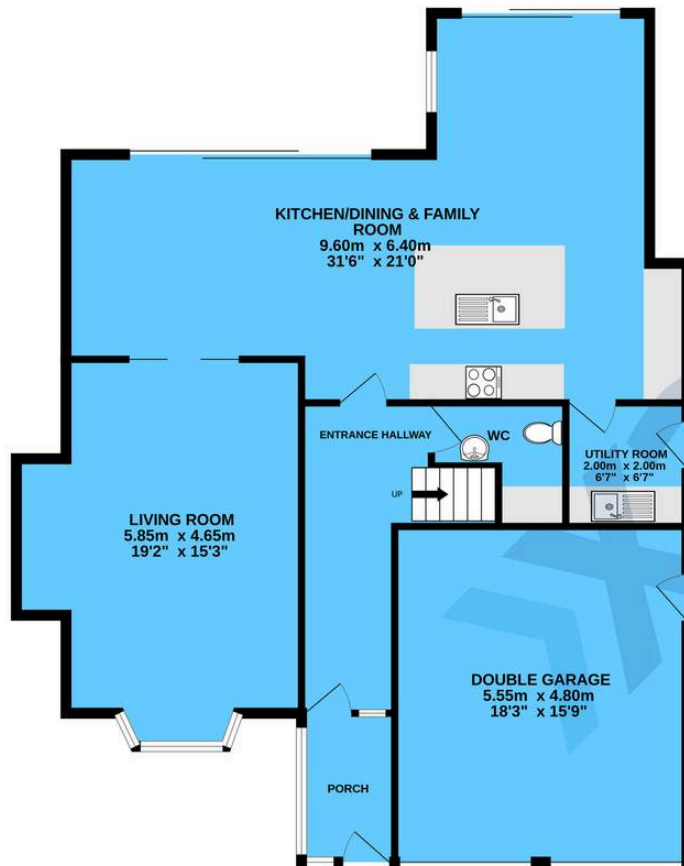
Services - water on a meter, mains electricity and sewers. Broadband - cable & FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

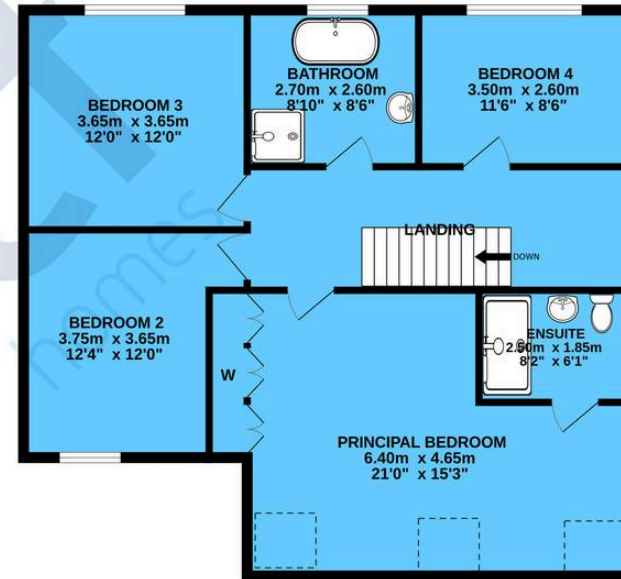
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 188.2 sq.m. (2025 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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