



**Buryfield Road, Solihull**

Guide Price £650,000

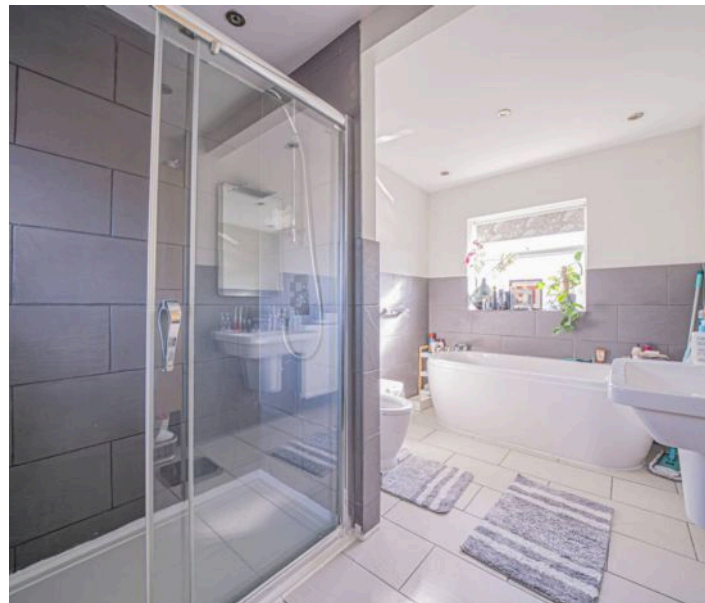






## PROPERTY OVERVIEW

Presenting a distinguished four-bedroom detached family home exuding versatility, located on a prestigious road coveted by homeowners. Enter through a welcoming entrance hallway, leading to two expansive reception rooms, forming a sophisticated living room and separate sitting room. A charming dining room merges gracefully with the well-appointed kitchen, complemented by a convenient utility room adjacent. The former garage has been thoughtfully transformed into a flexible snug space, ideal for a home office or an additional fifth bedroom with an en-suite facility. Ascend to the upper level to discover four tranquil bedrooms, all graciously serviced by a family bathroom. Serenity awaits outside within the expansive rear garden, catering to a variety of outdoor pursuits. This property offers an exceptional blend of comfort, practicality, and potential to cater to the evolving needs of a growing family, promising an elevated standard of living in a highly desirable locale.







## 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 Family Home
- Potential For A Fifth Bedroom With En-Suite
- Three Reception Rooms
- Fitted Kitchen With Utility
- Versatile Downstairs Sung Which Could Be Used As A Bedroom / Home Office
- Four Bedrooms Served Via A Family Bathroom
- Large Rear Garden
- Sought After Road







## **ENTRANCE HALLWAY**

## **SITTING ROOM**

## **LIVING ROOM**

17' 0" x 11' 11" (5.18m x 3.63m)

## **DINING ROOM**

12' 2" x 7' 11" (3.71m x 2.41m)

## **KITCHEN**

16' 0" x 7' 7" (4.88m x 2.31m)

## **UTILITY**

## **WC**

## **SNUG**

10' 9" x 7' 10" (3.28m x 2.39m)

## **ENSUITE**

7' 8" x 4' 8" (2.34m x 1.42m)

## **FIRST FLOOR**

## **BEDROOM ONE**

16' 4" x 10' 1" (4.98m x 3.07m)

## **BEDROOM TWO**

11' 10" x 10' 0" (3.61m x 3.05m)

## **BEDROOM THREE**

12' 3" x 11' 7" (3.73m x 3.53m)

## **BEDROOM FOUR**

8' 0" x 6' 11" (2.44m x 2.11m)

## **BATHROOM**

12' 0" x 7' 3" (3.66m x 2.21m)

## **TOTAL SQUARE FOOTAGE**

147.8 sq.m (1591 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **EXPANSIVE REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, garden shed, all blinds and light fittings, CCTV and fitted wardrobes in four bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable.

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

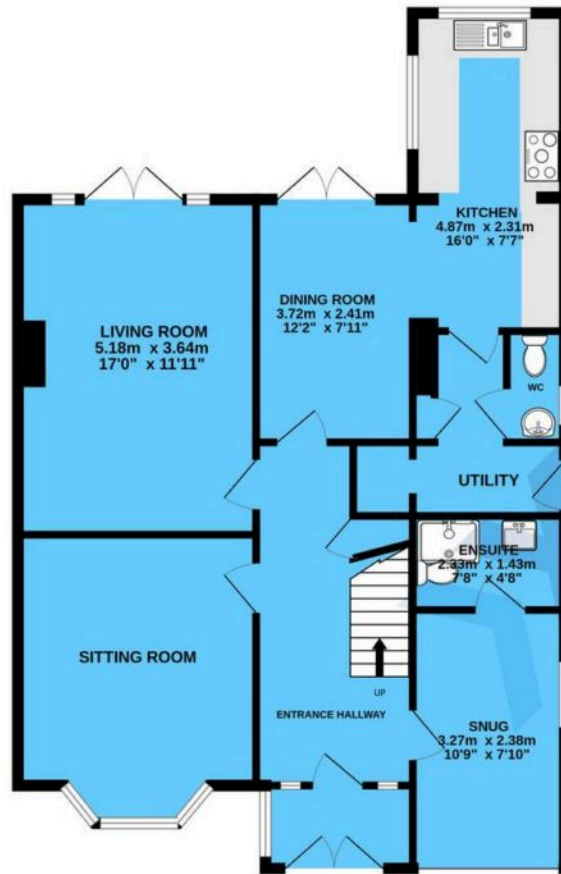
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



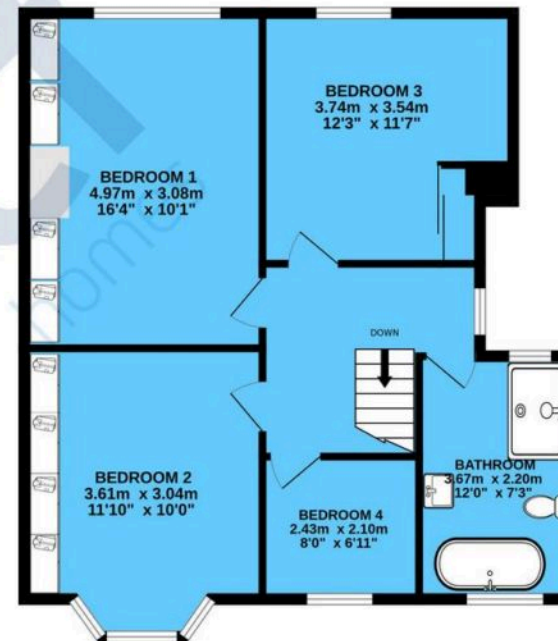




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 147.8 sq.m. (1591 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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