



Rectory Road, Solihull

Guide Price £750,000



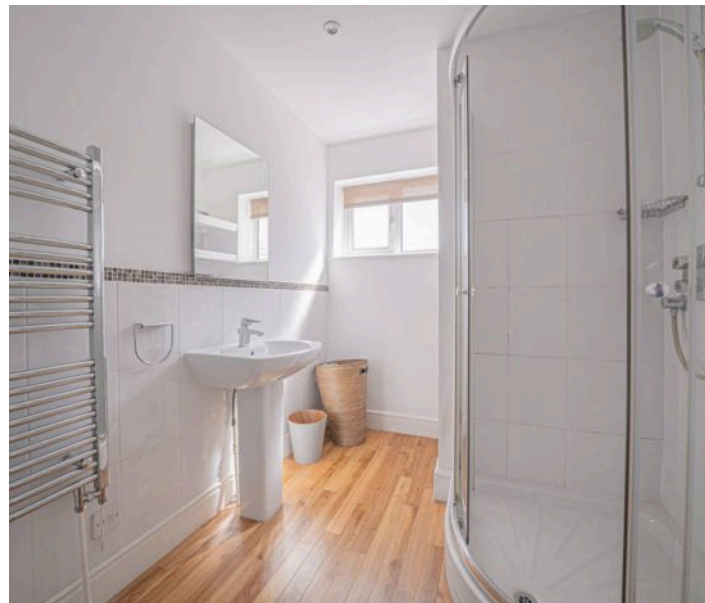


PROPERTY OVERVIEW

Nestled in the heart of Solihull, this delightful four-bedroom semi-detached family home exudes charm and elegance. The property has been thoughtfully extended and is beautifully presented throughout, creating a harmonious blend of modern comfort and classic character.

Upon entering, one is immediately struck by the abundance of natural light that floods the space, creating an inviting and warm atmosphere. The heart of this home is undoubtedly the stunning open plan kitchen/dining/family room. This expansive area boasts integrated appliances, a breakfast bar, and a seating area with a feature fireplace, making it the perfect hub for family gatherings and entertaining guests. Adjacent to the kitchen is a practical utility room, further enhancing the functionality of the space.

The ground floor also hosts a delightful living room with a large bay window, offering a peaceful retreat for relaxation. A guest cloakroom completes the ground floor layout, adding convenience for residents and guests alike.





Ascending to the first floor, three generously sized bedrooms await, providing ample space for rest and relaxation. Two large bathrooms and a separate toilet cater to the needs of a busy household. The second floor has been cleverly converted into a large double bedroom, offering flexibility for use as a home office, playroom, or additional living space as desired.

Outside, the property boasts a well-maintained rear garden with a patio seating area, perfect for enjoying outdoor meals or simply soaking up the sunshine. A driveway to the front of the property provides ample parking space and leads to a single garage, ensuring convenience and practicality for residents.

Located in a prime position in the heart of Solihull, this property is within a short walking distance to all local amenities and shops, making it an ideal home for families seeking a vibrant and convenient lifestyle.

Opportunities to own a property of this calibre are rare, making this a truly exceptional offering in the property market. Don't miss your chance to call this stunning residence your new home. Schedule a viewing today and experience the unparalleled comfort and style that this property 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

- Four Bedroom Semi-Detached Family Home
- Beautifully Extended & Remodeled
- Walking Distance To All Local Amenities
- Set In The Heart of Solihull
- Set Over Three Floors
- Stunning Open Plan Kitchen / Dining / Family Room
- Spacious Living Room
- Four Spacious Bedrooms & Two Family Bathrooms
- Delightful Rear Garden



ENTRANCE HALLWAY

WC

LIVING ROOM

17' 7" x 11' 6" (5.35m x 3.50m)

KITCHEN / DINING / FAMILY ROOM

25' 5" x 22' 8" (7.75m x 6.90m)

UTILITY ROOM

5' 3" x 5' 3" (1.60m x 1.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

15' 7" x 11' 2" (4.75m x 3.40m)

BEDROOM TWO

17' 7" x 11' 2" (5.35m x 3.40m)

BEDROOM THREE

12' 0" x 8' 8" (3.65m x 2.65m)

BATHROOM

13' 9" x 8' 6" (4.20m x 2.60m)

SHOWER ROOM

10' 6" x 6' 7" (3.20m x 2.00m)

WC

SECOND FLOOR

BEDROOM FOUR

17' 5" x 14' 1" (5.30m x 4.30m)

TOTAL SQUARE FOOTAGE

173.5 sq.m (1868 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

13' 11" x 7' 9" (4.25m x 2.35m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Neff integrated oven, Neff integrated hob, Neff extractor, Neff microwave, Haier fridge/freezer, AEG dishwasher, all carpets, all curtains, all blinds, some light fittings, fitted wardrobes in two bedrooms and a 2024 electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
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.

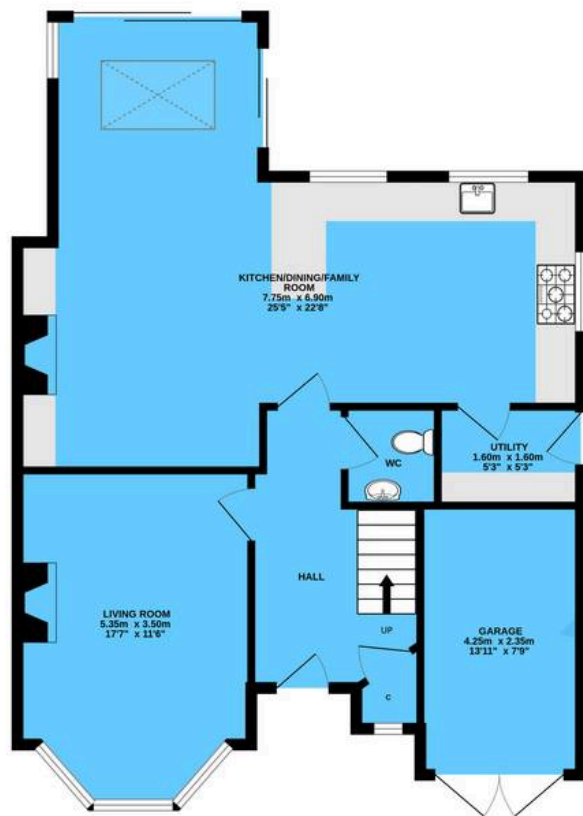
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

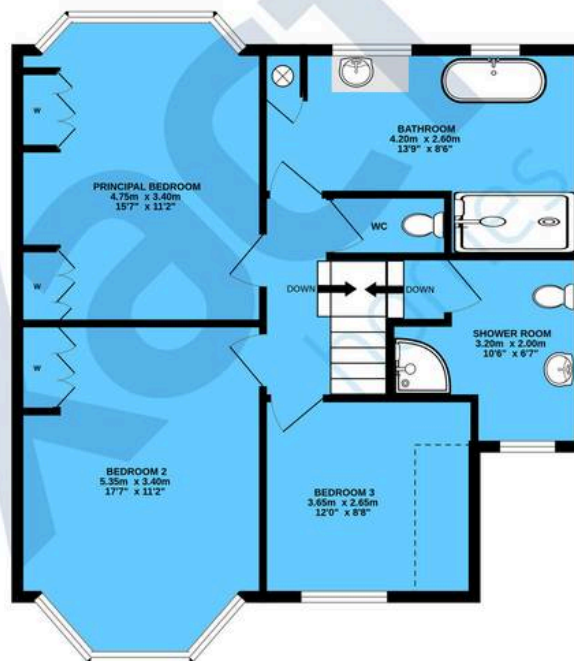
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



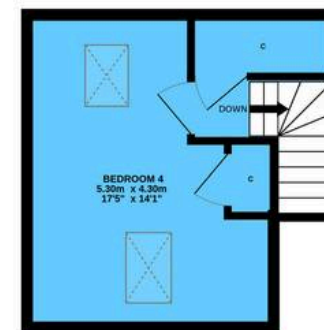
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 173.5 sq.m. (1868 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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