



Wilford Grove, Solihull

Guide Price £800,000





PROPERTY OVERVIEW

Introducing this captivating four double bedroom three bathroom executive detached property, resting serenely on a corner plot. Nestled behind a vast tarmac driveway, this residence exudes elegance from the onset, coupled with the convenience of a double garage for added functionality. Step into the grandeur of this home through the expansive entrance hallway, leading gracefully to a gallery landing. To the front, a well-proportioned study awaits, while towards the rear, a spacious lounge beckons. At the heart of this abode lies an open plan kitchen/diner, thoughtfully complemented by a practical utility room. Upstairs, four generously sized double bedrooms stand proudly, three luxurious bathrooms, two of which enjoy the privacy of being en-suite. Venture to the rear of the property, and discover a private walled garden, perfect for basking in moments of tranquillity amidst the lush surroundings this haven offers. Situated ideally for local schools and within a leisurely stroll to Solihull Town Centre, this home ensures a seamless blend of convenience and community living. Every amenity Solihull has to offer is within reach, creating a lifestyle of unparalleled ease and accessibility.





Quietly nestled on a peaceful cul-de-sac, this property serves as a sanctuary from the bustling outside world, offering a serene retreat where one can truly unwind and find solace. A harmonious fusion of modern living and traditional charm, this residence epitomises contemporary comfort and sophistication, promising the lifestyle of your dreams.

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 Double Bedroom Three Bathroom Executive Detached Property Set On A Corner Plot
- Set Behind A Large Tarmac Driveway & Double Garage
- Large Entrance Hallway With A Gallery Landing , A Well Proportioned Study & To The Rear Is A Large Lounge
- To The Rear A Open Plan Kitchen/Diner With Useful Utility Room
- Upstairs The Property Boasts Four Double Bedrooms, Three Bathrooms, Two Of Which Are En-Suite
- To The Rear Of The Property Is A Private Walled Garden
- Ideally Located For Local Schools
- Set Within Walking Distance To Solihull Town Centre & All Amenities Solihull Has To Offer
- Positioned On A Quiet Cul-De-Sac

ENTRANCE HALLWAY

WC

LOUNGE

17' 6" x 15' 3" (5.34m x 4.64m)

STUDY

11' 11" x 11' 4" (3.64m x 3.45m)

KITCHEN

13' 1" x 9' 10" (3.98m x 3.00m)

DINING AREA

13' 0" x 10' 2" (3.95m x 3.09m)

UTILITY

7' 0" x 6' 2" (2.13m x 1.87m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 9' 11" (3.70m x 3.01m)

ENSUITE

8' 2" x 4' 9" (2.49m x 1.46m)

**BEDROOM TWO**

10' 2" x 9' 10" (3.10m x 2.99m)

ENSUITE

6' 8" x 6' 7" (2.03m x 2.00m)

BEDROOM THREE

10' 4" x 9' 2" (3.16m x 2.80m)

BEDROOM FOUR

12' 1" x 9' 6" (3.68m x 2.90m)

BATHROOM

10' 5" x 6' 4" (3.18m x 1.93m)

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

16' 11" x 15' 5" (5.15m x 4.71m)

TOTAL SQUARE FOOTAGE

191.0 sq.m (2056 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PRIVATE WALLED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, solar panels, garden shed, greenhouse, electric garage door, all carpets, curtains, blinds and light fittings, remaining furniture in property and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers. Broadband - FTTP (fibre to the premises).sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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.

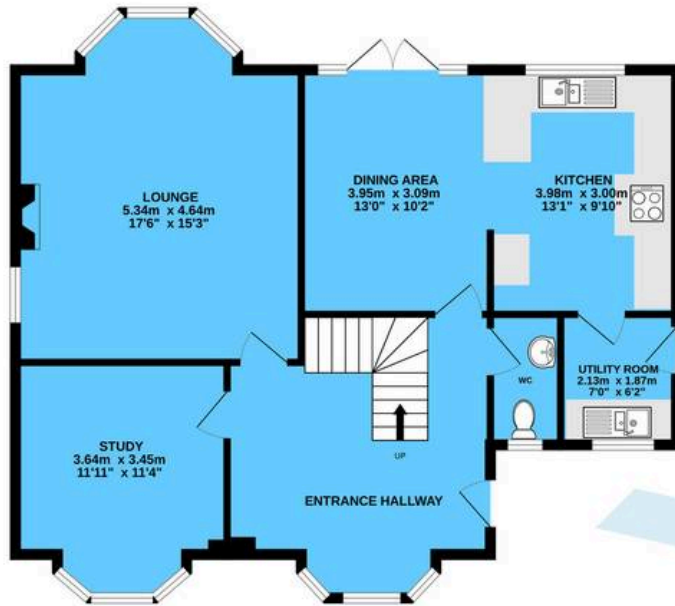
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

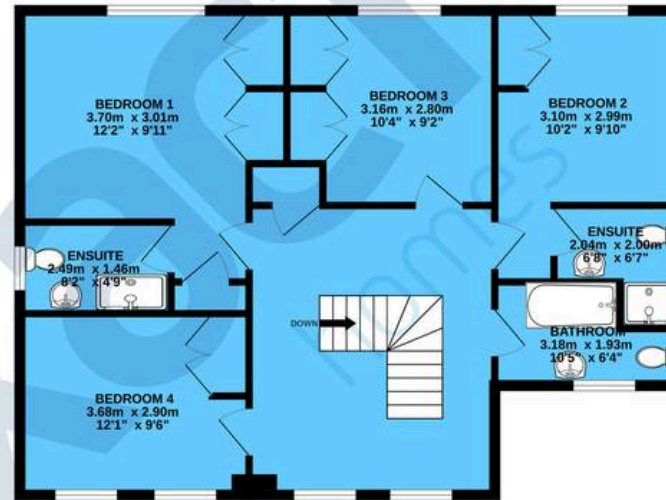
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



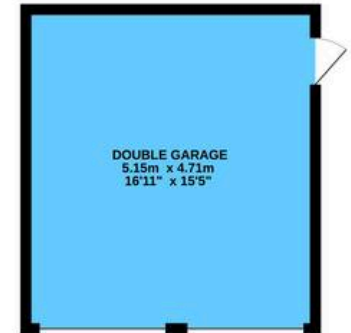
GROUND FLOOR



1ST FLOOR



GARAGE



TOTAL FLOOR AREA : 191.0 sq.m. (2056 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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