



Woodperry Avenue, Solihull

Offers Over £650,000





PROPERTY OVERVIEW

Nestled in a tranquil cul-de-sac, this impressive four-bedroom detached family home has been thoughtfully extended by the current owners to create a harmonious living space, perfect for modern family life. Positioned mere moments away from various local schools, including Tudor Grange, and Solihull Town Centre, this residence offers both convenience and tranquillity in equal measure.

Upon entering through the inviting hallway, guests are welcomed by a sense of warmth and comfort. A delightful living room beckons, providing a cosy retreat for relaxation and gatherings. Furthermore, a versatile playroom awaits, offering endless possibilities for entertainment and recreation.

The heart of the home lies in the spacious open plan kitchen/diner, complete with a practical utility room for added functionality. The owners have ingeniously converted the former garage into an elegant dining room, making it an ideal space for hosting guests and creating lasting memories.

Upstairs, four generously proportioned bedrooms and an additional dressing room await. The principal bedroom boasts an en-suite shower room for added privacy and convenience, while the remaining bedrooms are served by a well-appointed family bathroom. The versatile dressing room offers flexibility to suit the lifestyle needs of the new owners.





Outside, a private south-facing rear garden beckons with a charming patio seating area, perfect for enjoying al fresco dining and soaking up the sun. To the front of the property, a driveway capable of accommodating multiple vehicles ensures ample parking space for residents and guests alike.

Combining practicality with style, this meticulously designed family home offers a harmonious blend of comfort, convenience, and versatility. With its convenient location, ample living space, and charming outdoor areas, this property presents a rare opportunity to embrace a truly idyllic lifestyle in a coveted neighbourhood.

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





- Within The Tudor Grange Academy Catchment
- Four Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac
- Significantly Extended By The Existing Owners
- Spacious Living Room & Versatile Playroom
- Open Plan Kitchen / Diner
- Superb Dining Room
- Four Spacious Bedrooms Plus Additional Dressing Room
- Family Bathroom & En-Suite
- South Facing Rear Garden & Large Driveway



ENTRANCE HALLWAY

WC

LIVING ROOM

15' 11" x 12' 4" (4.86m x 3.77m)

KITCHEN / DINER

15' 3" x 10' 4" (4.65m x 3.14m)

UTILITY ROOM

4' 9" x 4' 2" (1.45m x 1.28m)

DINING ROOM

16' 1" x 7' 11" (4.91m x 2.41m)

PLAYROOM

10' 5" x 9' 1" (3.17m x 2.76m)

FIRST FLOOR

PRINCIPAL BEDROOM

17' 1" x 8' 0" (5.20m x 2.45m)

ENSUITE

7' 7" x 6' 3" (2.30m x 1.90m)

BEDROOM TWO

12' 9" x 9' 1" (3.89m x 2.76m)

BEDROOM THREE

10' 0" x 9' 1" (3.04m x 2.77m)

BEDROOM FOUR

9' 6" x 7' 3" (2.90m x 2.21m)

DRESSING ROOM

8' 0" x 7' 7" (2.45m x 2.30m)

BATHROOM

6' 9" x 6' 4" (2.05m x 1.94m)

TOTAL SQUARE FOOTAGE

119.7 sq.m (1288 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge, all carpets, all blinds, some light fittings, fitted wardrobes in three bedrooms, garden shed and a 2023 electric car charging point.

ADDITIONAL INFORMATION

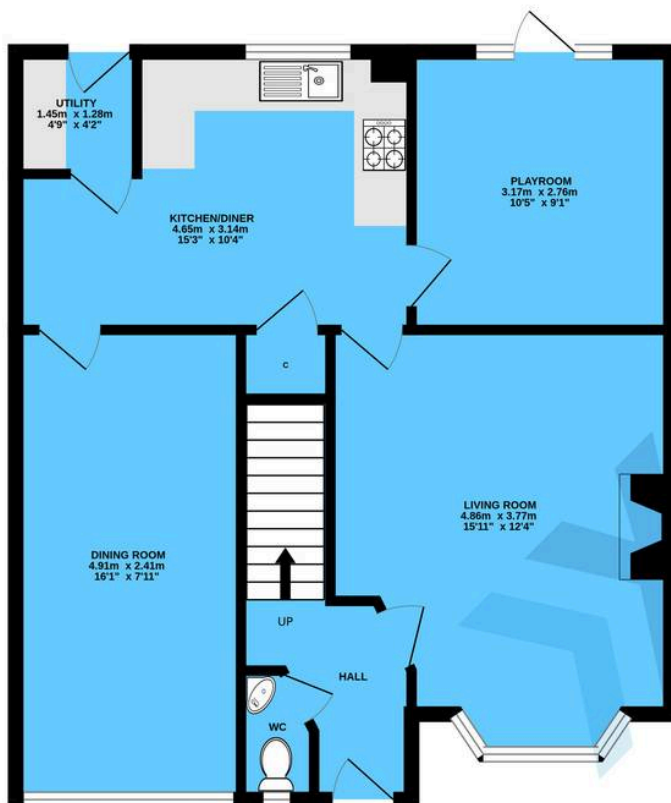
Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – partially boarded.

INFORMATION FOR POTENTIAL BUYERS

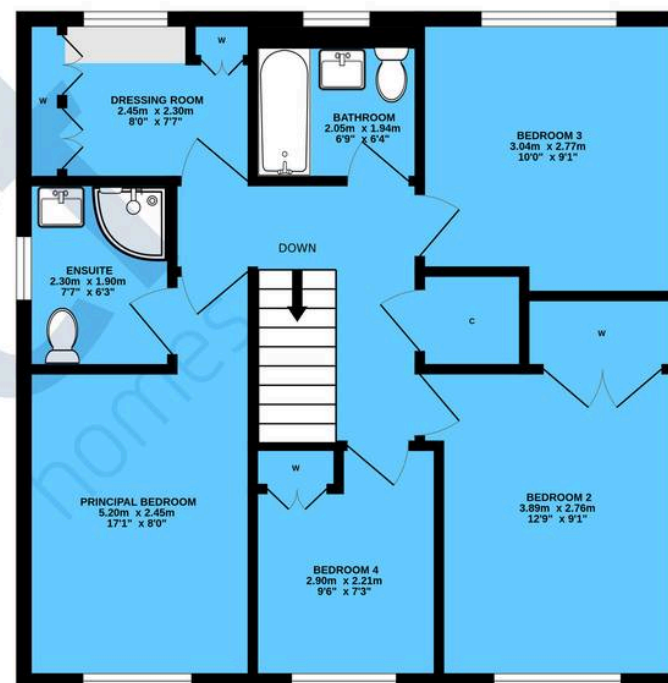
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 119.7 sq.m. (1288 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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