



Ravenswood Drive South, Solihull

Guide Price £650,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Nestled in a serene cul-de-sac, this splendid four-bedroom detached family home offers a tranquil retreat with a prime location and convenient accessibility to local amenities. Boasting a seamless blend of comfort and sophistication, this property is a rare find with the added benefit of no upward chain, ensuring a smooth transaction process.

Upon entering, a spacious hallway welcomes inhabitants with abundant storage options and a convenient guest cloakroom. The property also benefits from underfloor heating, enhancing comfort throughout. The heart of this home is the exquisite open-plan kitchen, dining, and family room - a haven for relaxation and entertainment. Equipped with fully integrated appliances, bifold doors extending to the rear garden, and ample seating space, this area effortlessly accommodates dining and lounging arrangements.

While the main living space offers a communal haven, a private living room provides a cosy retreat for intimate gatherings or peaceful moments of solitude.

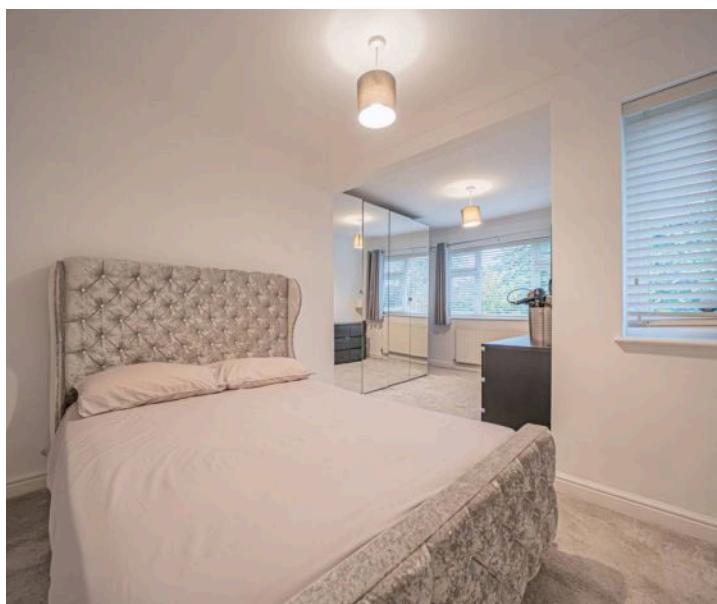
Upstairs, four generously proportioned bedrooms await, with two en-suites and a family bathroom to ensure utmost comfort and convenience for all residents.





Outside, a meticulously maintained rear garden provides a serene outdoor setting for relaxation and recreation, while a generously sized driveway offers parking space for multiple vehicles. This property is truly turnkey ready, allowing new occupants to settle in seamlessly and start enjoying the comforts of home immediately.

Located within the Alderbrook School catchment area, residents of this home will benefit from the convenience of nearby amenities, schools, and leisure facilities. Immaculately presented throughout, this property represents a rare opportunity to secure a family home that seamlessly combines comfort, style, and practicality. Don't miss out on the chance to make this exceptional property your own - schedule a viewing today to experience all that this elegant residence has to offer.



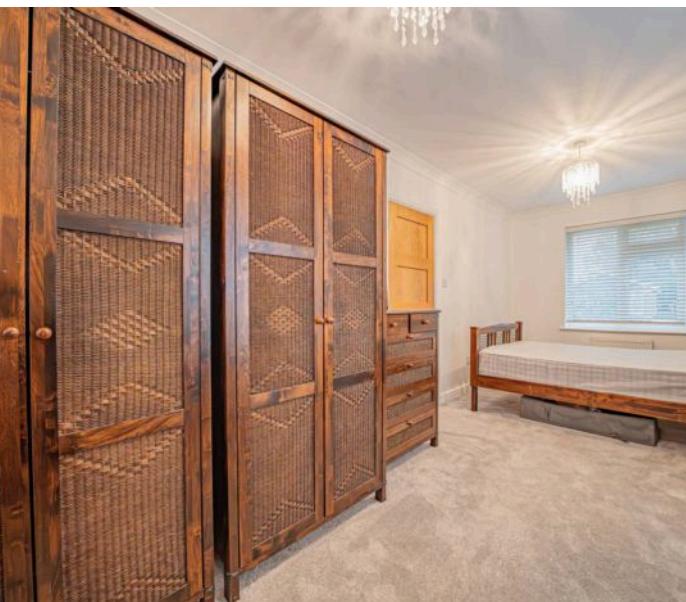


#### PROPERTY LOCATION

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 Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac Within Alderbrook School Catchment Area
- Immaculately Presented Throughout & Boasting Underfloor Heating
- Downstairs WC
- Open Plan Kitchen / Dining / Family Room
- Four Generously Sized Bedrooms
- Two En-Suites & Family Bathroom
- Well Maintained Rear Garden
- Driveway For Multiple Vehicles



## ENTRANCE HALLWAY

### WC

### LIVING ROOM

12' 6" x 11' 10" (3.81m x 3.60m)

### KITCHEN / DINING / FAMILY ROOM

26' 9" x 21' 0" (8.15m x 6.39m)

### FIRST FLOOR

### PRINCIPAL BEDROOM

17' 11" x 12' 6" (5.47m x 3.80m)

### ENSUITE

5' 10" x 5' 5" (1.78m x 1.64m)

### BEDROOM TWO

18' 9" x 7' 10" (5.72m x 2.39m)

### ENSUITE

5' 8" x 3' 6" (1.73m x 1.07m)

### BEDROOM THREE

11' 3" x 9' 5" (3.43m x 2.86m)

### BEDROOM FOUR

8' 5" x 7' 7" (2.56m x 2.31m)

### BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)

### TOTAL SQUARE FOOTAGE

150.0 sq.m (1614 sq.ft) approx.

### OUTSIDE THE PROPERTY

### DRIVEWAY PARKING

### GARDEN



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

Integrated oven, integrated hob, kitchen extractor, microwave, fridge, freezer, dishwasher, washer/dryer, all furniture, all carpets, all curtains, all blinds, all light fittings, fitted wardrobes in all four bedrooms, underfloor heating and garden shed.

#### **ADDITIONAL INFORMATION**

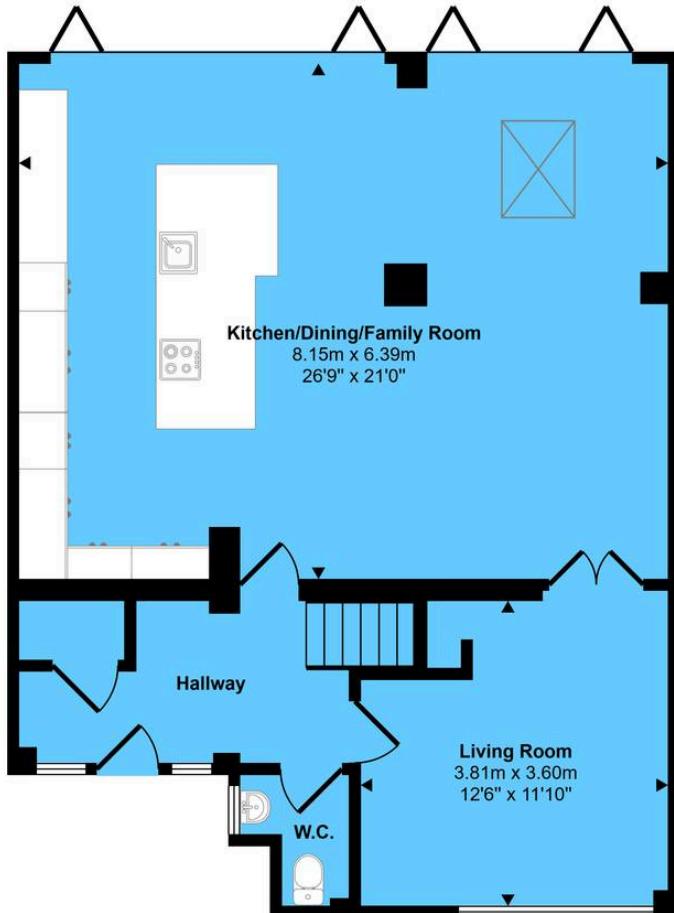
Services – direct mains water (with water meter), sewers and electricity.

#### **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.

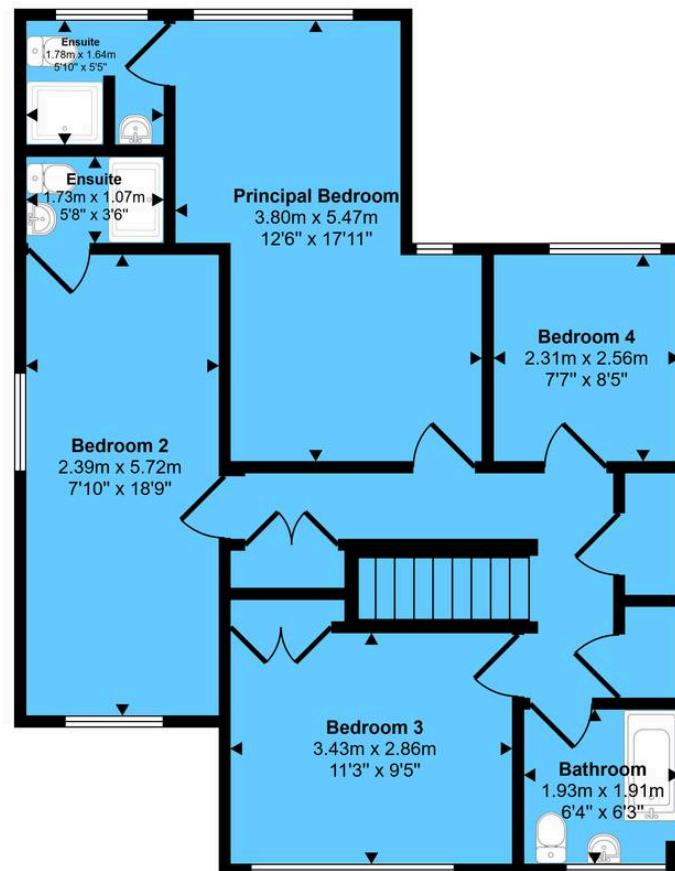


Approx Gross Internal Area  
150 sq m / 1614 sq ft



Ground Floor

Approx 79 sq m / 853 sq ft



First Floor

Approx 71 sq m / 761 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Xact Homes**

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