

HUNTERS®

HERE TO GET *you* THERE



Stoneleigh Road

Solihull, B91 1DQ

£695,000



Council Tax: F



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£695,000



Lounge

13'1 x 10'10 (3.99m x 3.30m)

The room benefits from a double-glazed window to the front elevation, allowing ample natural light. It also features wall and ceiling light points, a radiator, and is fully carpeted throughout.

Kitchen

26'6 x 12'6 (8.08m x 3.81m)

A beautifully extended and stylishly designed kitchen, featuring a range of matching wall and base units that provide ample storage. The kitchen is equipped with integrated appliances, including a wine cooler, dishwasher, double oven, fridge, and freezer. Ceiling spotlights brighten the space, and bi-folding doors lead seamlessly to the garden. A central island with a built-in induction hob and power points adds both functionality and style.

Kitchen Dining / Seating Area

A double-glazed door to the side elevation floods the room with natural light. Additional features include ceiling spotlights, a wall-mounted radiator, and a door leading to the utility room.

Study

7'3 x 4'2 (2.21m x 1.27m)

A double-glazed window to the front elevation, with a door leading to the downstairs WC and a convenient storage cupboard. This space is ideal for those working from home.

Bedroom One

14'5 x 10'6 (4.39m x 3.20m)

A double-glazed window overlooking the rear garden, with built-in wardrobes and a chest of drawers. The room also features a radiator and a ceiling light point.

Bedroom Two

10'10" x 10'6 (3.30m x 3.20m)

A double-glazed bay window to the front elevation, along with built-in wardrobes, a radiator, and a ceiling light point.

Bedroom Three

7'10 x 7'10 (2.39m x 2.39m)

A double-glazed window to the front elevation, radiator, ceiling light point, and a door leading to a potential fourth bedroom or office space.

Bedroom four / Office

9'2 x 7'7 (2.79m x 2.31m)

A double-glazed window to the front elevation, radiator, ceiling light point,

Family Bathroom

7'6 x 6'7 (2.29m x 2.01m)

A double-glazed window to the rear elevation, featuring a panelled bath, shower cubicle, tiled walls and flooring, hand wash basin, low flush WC, and ceiling spotlights.

Garden

The rear garden boasts a spacious paved patio, perfect for outdoor dining and entertaining. It features a charming walled edge, a low-maintenance gravel section, and attractive flower and shrub beds bordered by wooden sleepers. The garden is enclosed with fencing, offering both privacy and security.

Side Garden:

To the side, you'll find a generous lawned area bordered by vibrant flowerbeds. A secure fence lines the boundary, and a gate provides convenient

Tel: 0121 709 0111

access to the front driveway—ideal for both functionality and curb appeal.

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fee

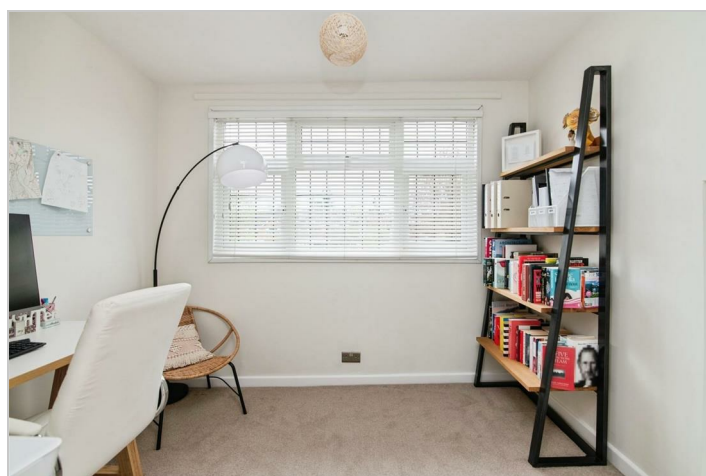
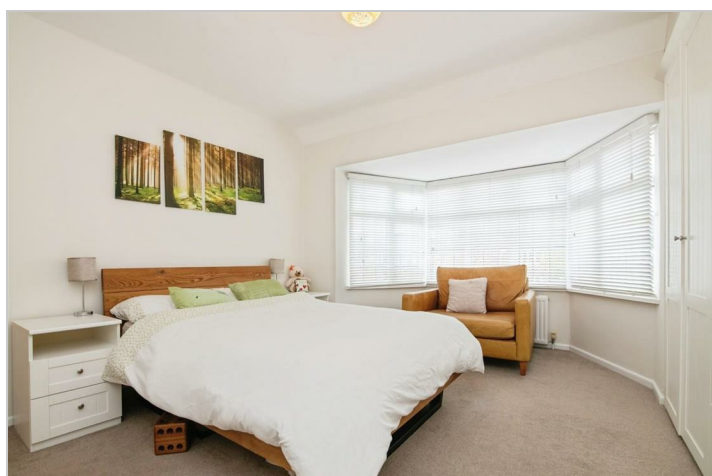
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.



Road Map



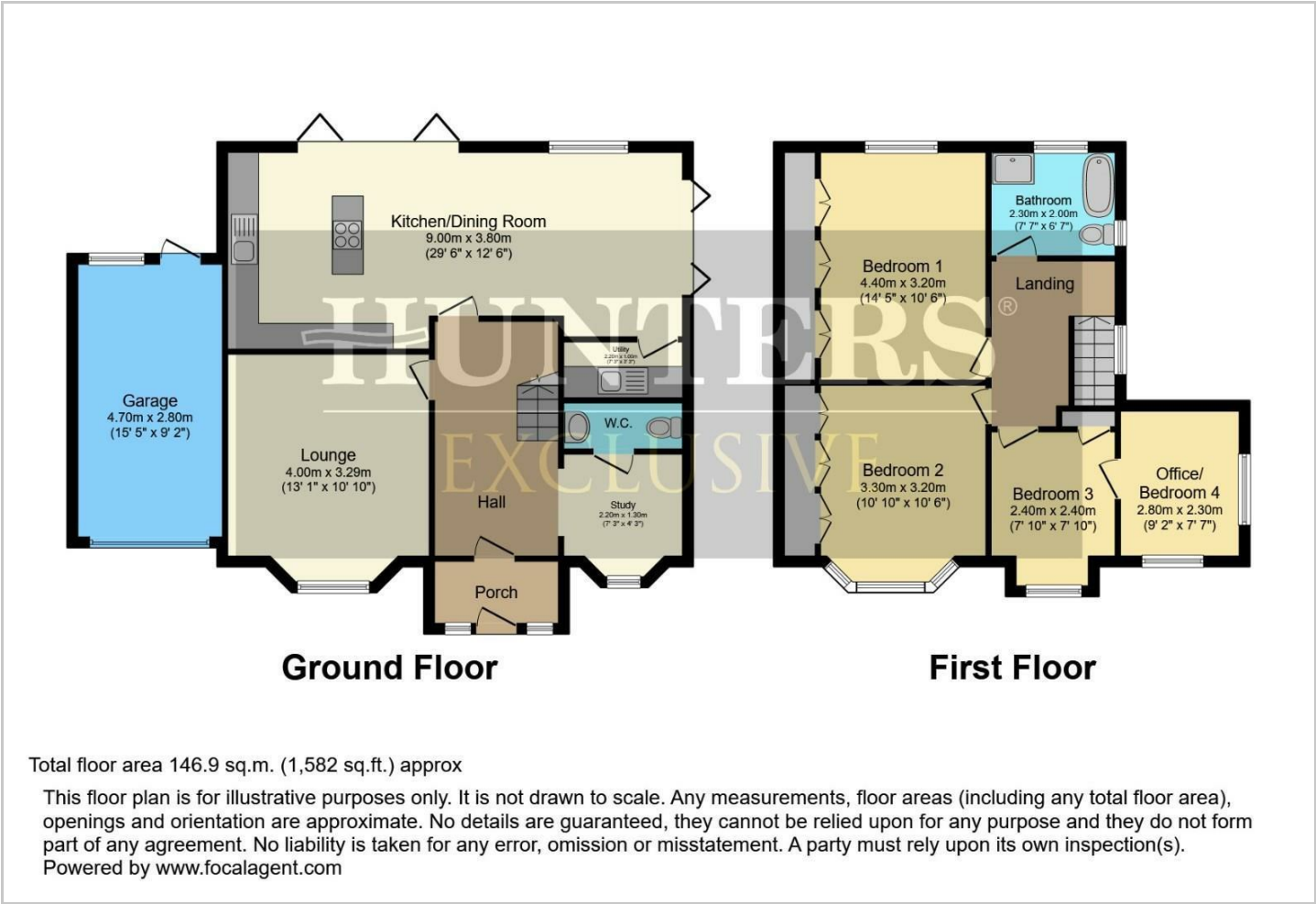
Hybrid Map



Terrain Map



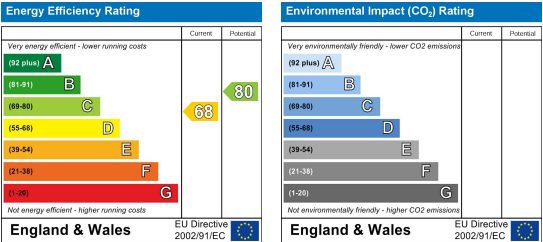
Floor Plan



Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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