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Lighthorne Road

Solihull, B91 2BD

£630,000



Council Tax: E



11a Lighthorne Road

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£630,000



Information

This outstanding Three-bedroom detached family home, built in 2022, is set on the highly sought-after Lighthorne Road in the heart of Solihull. Meticulously finished to the highest standards, it offers a superb blend of contemporary luxury and everyday functionality.

The spacious and thoughtfully designed interior includes generous bedrooms with luxury bespoke storage & wardrobes, a large, modern kitchen with underfloor heating, elegant reception rooms featuring herringbone flooring and expansive windows that bathe the home in natural light. A stylish Italian-tiled layout flows seamlessly from the reception areas into the kitchen, creating a cohesive and striking living space. Two beautifully appointed bathrooms add to the comfort and quality on offer.

Externally, the property boasts a delightfully landscaped rear garden, offering a tranquil and private outdoor escape.

Perfectly positioned in a peaceful yet central location, this home is just a short walk from Solihull town centre, excellent local schools, and a wide range of amenities.

Smart Home Features

This property is equipped with a range of modern smart home technologies designed to enhance comfort, security, and energy efficiency:

Video Doorbell & Full CCTV Coverage – Monitored and controlled via the Ring app, providing peace of mind with 24/7 surveillance around the home.

Underfloor Heating – Efficient and zoned heating throughout, managed easily through the Heatmiser Neo app.

Solar Panels – Ten roof-mounted solar panels contribute to lower energy costs and improved sustainability.

Satel Security Alarm System – A reliable security solution that can be activated while occupants are upstairs or away, with remote control via the Perfecta app.

Smart Lighting – Customisable lighting throughout the home, controlled by the intuitive Lightwave app for convenience and energy savings.

Lounge

19'0 x 11'10 (5.79m x 3.61m)

Double glazed window to the front elevation, herringbone flooring, ceiling light point, and doors leading to the shower room and conservatory.

Kitchen

16'9 x 16'2 (5.11m x 4.93m)

The kitchen is fitted with a comprehensive range of matching wall and base units, providing ample storage and a clean, contemporary finish. A selection of high-quality integrated appliances offers both functionality and style, perfectly suited for modern living. The space is enhanced by elegant Italian floor tiles, a ceiling light point, and a double glazed window to the side elevation, allowing natural light to brighten the room.

Conservatory

16'5 x 12'6 (5.00m x 3.81m)

Featuring double glazed windows to both the side and rear elevations, this space is filled with natural light. Elegant Italian floor tiles add a stylish and durable finish, complemented by a ceiling light point. Built-in storage provides practical convenience, while doors offer seamless access to both the lounge and kitchen.

Bathroom

8'6 x 7'10 (2.59m x 2.39m)

A modern bathroom featuring a double glazed window to

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the side elevation, a stylish panelled bath with an overhead shower, and sleek ceiling spotlights. The walls are fully tiled for a clean, contemporary look, complemented by high-quality Italian floor tiles. Additional features include an extractor fan and a heated chrome towel rail for added comfort and convenience.

Shower Room

7'10 x 6'3 (2.39m x 1.91m)

A contemporary shower room featuring a spacious shower cubicle with dual shower heads, complemented by fully tiled walls for a sleek, low-maintenance finish. The herringbone flooring adds a touch of elegance, while a modern hand wash basin with integrated storage and a WC complete the space with both style and practicality.

Bedroom One

21'0 x 8'2 (6.40m x 2.49m)

This space benefits from double glazed skylights that provide excellent natural light, along with ample eaves storage concealed behind sliding doors. A ceiling light point adds further illumination, and the area is fully carpeted, creating a warm and comfortable finish.

Bedroom Two

12'6 x 12'2 (3.81m x 3.71m)

A double glazed window to the front elevation allows for ample natural light, with a central heating radiator

positioned beneath for added warmth. The room also features a mural painting, a ceiling light point and is fully carpeted, offering a cosy and comfortable atmosphere.

Bedroom Three

8'11 x 8'6 (2.72m x 2.59m)

A bright and welcoming room featuring a double glazed window to the front elevation, allowing for plenty of natural light. Additional features include a ceiling light point and soft carpeting throughout, creating a warm and comfortable ambiance.

Garden

A generously sized paved patio area provides the perfect space for outdoor dining and entertaining, with part of the garden laid to lawn for a touch of greenery. The garden is enclosed by fencing for privacy, and benefits from external water access and a convenient side entrance leading to additional storage space.



Road Map



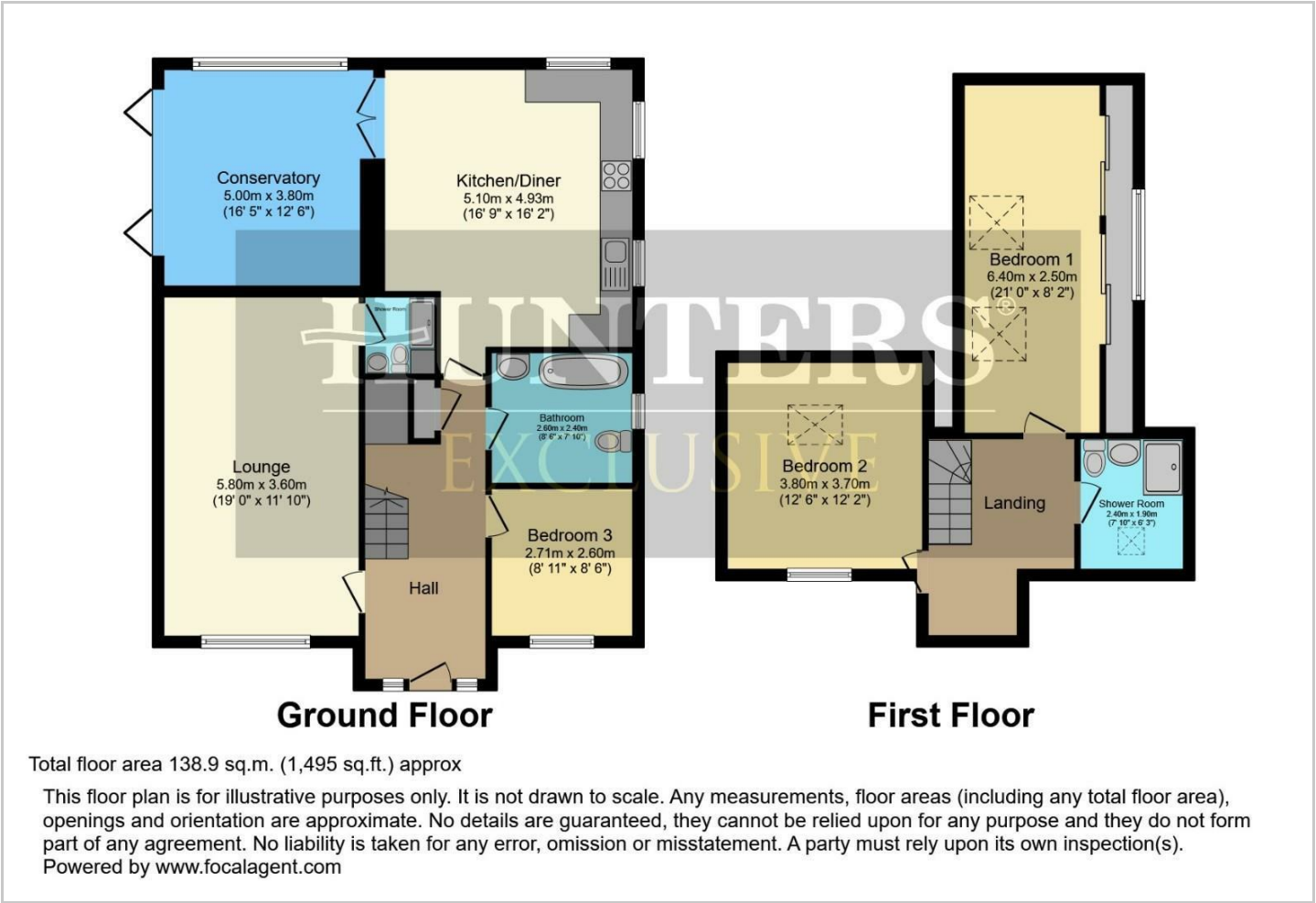
Hybrid Map



Terrain Map



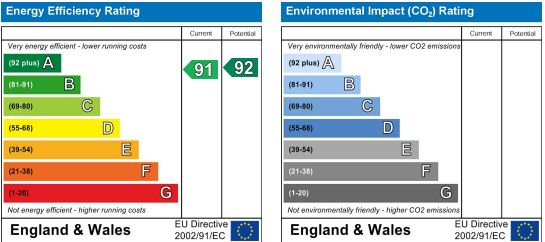
Floor Plan



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



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.