



Wroxall Road
Solihull





Property Description

This well-presented, country style, extended 5-bedroom semi-detached house is situated in a sought-after location. The property offers generous living space, modern conveniences, and flexible accommodation ideal for families or those seeking a versatile home layout. At the front it features 2 smart EV car 7kW chargers, both with tethered cables, for simultaneous charging (Andersen A2 and Ohme Home Pro).

On the ground floor, you'll find a bright and comfortable living room with a natural stone open fireplace, a contemporary kitchen/dining area with a brick open fireplace perfect for entertaining, and a conveniently located bedroom complete with its own en-suite shower room and W.C.-ideal for guests, extended family, or multigenerational living.

Upstairs, four additional well-proportioned bedrooms provide ample space for the whole family, alongside a family bathroom. The home also boasts a large, landscaped, rear garden, perfect for outdoor relaxation or summer gatherings. Along with a summer house/workshop and a shed for garden tools, it is a garden to be proud of.

Situated in a desirable residential area, this property combines practical living with comfort and style. The house is within close proximity to Solihull Town centre, Birmingham International train station and airport, as well as the upcoming nearest HS2 terminal.

****Please note: EPC is currently being updated and pending** - Update expected 25th June 2025**

Entrance Porch

Entrance Hall

Door to front elevation, under stairs pull out shoe racks, cupboard and radiator

Lounge

16' 4" x 10' 8" (4.98m x 3.25m)

Double glazed window to front elevation, radiator and natural stone open fireplace

Kitchen

25' 11" x 13' 2" (7.90m x 4.01m)

Hand-crafted, bespoke, 100% solid wood timber fitted kitchen, wall and base units, double glazed window to rear aspect, sink & drainer, solid oak work surfaces, gas/electric oven and electric hob, mains plumbing, <1 year old Viessman Vitodens 050 C.H boiler, radiator and brick open fireplace

Lean-To

cupboards and space for a fridge/freezer

Bedroom 1

16' 5" x 10' 7" (5.00m x 3.23m)

Double glazed window to front aspect and Radiator

Bedroom 2

12' 7" x 11' 11" (3.84m x 3.63m)

Double glazed window to rear aspect and radiator

Bedroom 3

12' 9" x 7' 3" (3.89m x 2.21m)

Double glazed window to front and rear aspect and Radiator

Bedroom 4

11' 4" x 7' 11" (3.45m x 2.41m)

Double glazed window to Front aspect, built-in wardrobes and radiator

Bedroom 5

12' 4" x 7' 3" (3.76m x 2.21m)

Double glazed window to front aspect and radiator

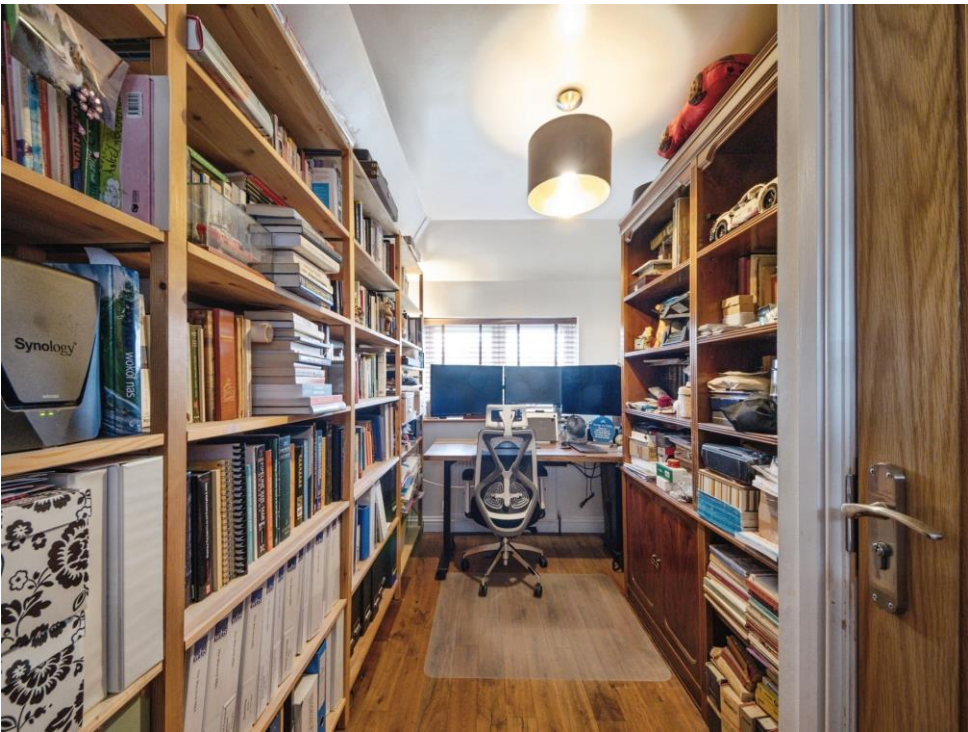
Ground floor En-Suite

Fully tiled, with shower cubicle, W.C, W.H.B and double glazed window to side aspect

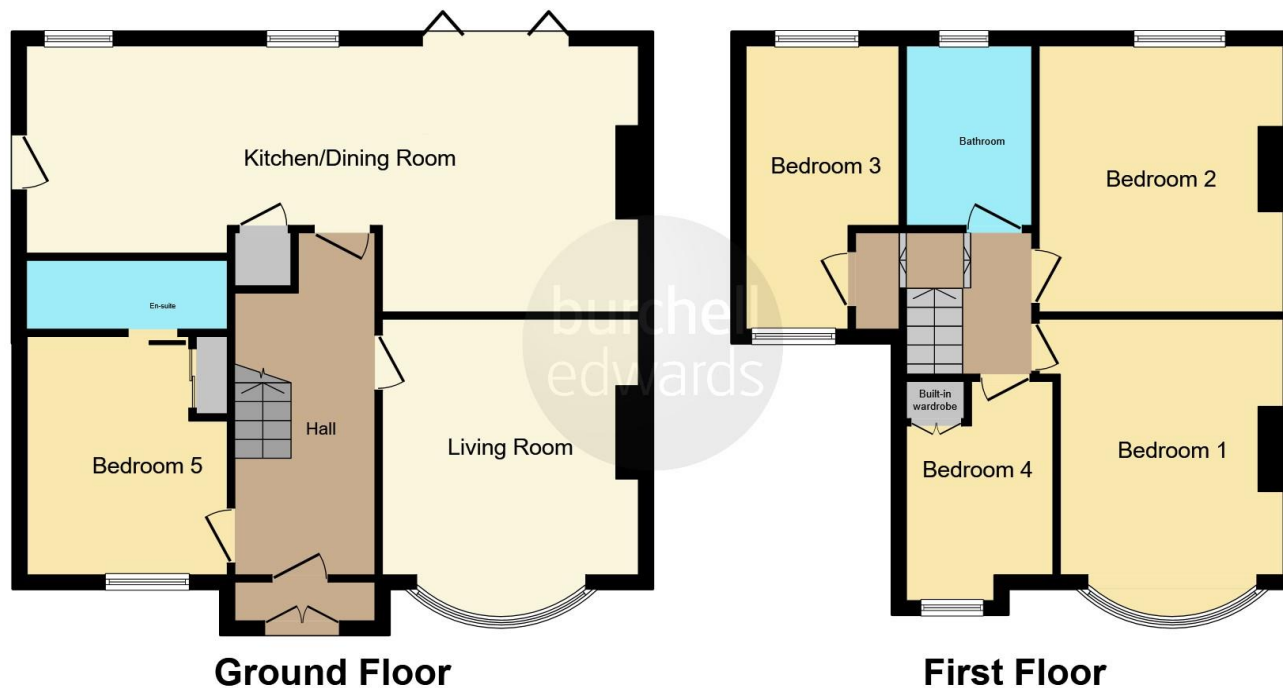
First Floor Bathroom

Fully tiled, with double glazed window to rear aspect, bath with mixer taps and shower, W.C and W.H.B









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EPC Rating: D

Tenure: Freehold

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