



Widney Manor Road, Solihull

Offers Over £995,000

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PROPERTY OVERVIEW

Presenting this exquisite traditional five-bedroom detached family home nestled on a sought-after road mere moments away from Solihull Town Centre. Enjoy the convenience of being close to schools and Widney Manor Train Station a within this highly desirable location in the Tudor Grange catchment. This impressive dwelling spans three floors, accessed through a welcoming spacious entrance hallway that sets the tone for the property. Imbued with period features throughout, the heart of this home is the stunning open plan kitchen/diner, flooded with natural light and showcasing exceptional views of the rear garden. Revel in the abundance of work surfaces and units in the kitchen, complemented by a sizeable dining area and a practical utility space. The property boasts an excellent living room adorned with feature fireplaces, alongside a large formal dining room perfect for hosting gatherings. Ascend to the first floor to find three double bedrooms, all offering fitted storage. One bedroom benefits from a generous en-suite, while a family bathroom and separate toilet cater to the remaining bedrooms. The second floor unveils two additional bedrooms, providing versatility to be utilised as a home office or other desired spaces.



Outside, this property offers a beautifully maintained south-west facing rear garden spread over approximately 0.24 acres. The front of the home presents a substantial driveway capable of accommodating multiple vehicles, leading to a generously sized garage. The property is securely nestled behind a gated entrance - ensuring both privacy and peace of mind for residents. This unparalleled family home combines contemporary elements with traditional charm to provide a comfortable and versatile living space suitable for every lifestyle. Don't miss the opportunity to make this residence your own and experience the epitome of luxury living. Contact us to schedule a viewing today.

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: G

Tenure: Freehold





- Traditional Five Bedroom Detached Family Home
- Within Walking Distance Of Local Schools & Solihull Town Centre
- Full Of Character & Charm Throughout
- Stunning Open Plan Kitchen / Diner
- Two Large Reception Rooms
- Set Over Three Floors
- Beautifully Maintained South-Westerly Facing Rear Garden
- Secure Gated Driveway For Multiple Vehicles & Large Garage
- Walking Distance To Widney Manor Station
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM

18' 8" x 14' 1" (5.69m x 4.29m)

FORMAL DINING ROOM

15' 10" x 15' 1" (4.83m x 4.60m)

KITCHEN

15' 1" x 14' 2" (4.60m x 4.32m)

DINING AREA

14' 10" x 8' 8" (4.52m x 2.64m)

UTILITY ROOM

13' 5" x 5' 9" (4.09m x 1.75m)

FIRST FLOOR

BEDROOM ONE

18' 5" x 14' 1" (5.61m x 4.29m)

BEDROOM TWO

15' 9" x 15' 1" (4.80m x 4.60m)

ENSUITE

6' 2" x 5' 0" (1.88m x 1.52m)

**BEDROOM THREE**

15' 1" x 14' 1" (4.60m x 4.29m)

BATHROOM

9' 3" x 8' 3" (2.82m x 2.51m)

SEPARATE WC**SECOND FLOOR****BEDROOM FOUR**

19' 5" x 10' 4" (5.92m x 3.15m)

BEDROOM FIVE

13' 7" x 9' 10" (4.14m x 3.00m)

OUTSIDE THE PROPERTY**GARAGE**

16' 5" x 15' 0" (5.00m x 4.57m)

TOTAL SQUARE FOOTAGE

251.0 sq.m (2702 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES**BEAUTIFULLY MAINTAINED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Extractor, underfloor heating, all carpets, curtains, blinds and light fittings and fitted wardrobes in five bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - cable. Loft space - 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.

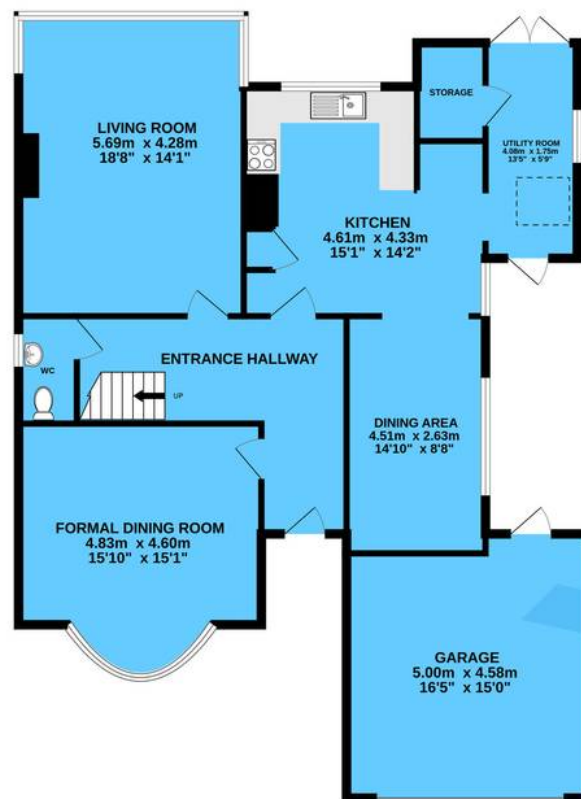
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

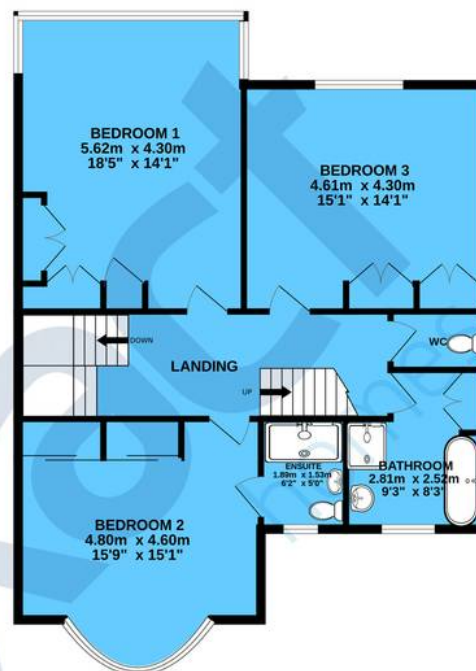




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 251.0 sq.m. (2702 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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