



Langley Hall Road, Solihull

Offers Over £405,000





## PROPERTY OVERVIEW

Newly built in 2019, this property has been pristinely maintained by the current owners, who designed and built this stunning home to an exacting specification. It boasts a new-build warranty until 2031 and is a high-efficiency home with smart controls and underfloor heating.

Nestled in a picturesque corner plot, this stunning three-bedroom detached family home exudes modern elegance and comfort. This property is a true gem in a sought-after location, conveniently situated near local schools and amenities. Every corner of this residence is meticulously presented, with natural light streaming in through its many windows, illuminating the entire space.

The welcoming entrance hallway sets the tone, leading to a convenient shower room, before giving way to the breath-taking open plan living/dining room, offering panoramic views of the rear garden.

The sleek, fitted kitchen with integrated appliances boasts ample cupboard space. There is an additional practical utility room with storage to cater perfectly to today's modern lifestyle.

Upstairs, three inviting double bedrooms are complemented by a contemporary family bathroom. Storage options abound throughout the home, ensuring clutter is never an issue.





Step outside into the expansive outdoor space of this property, where a south-facing rear garden beckons, offering a serene retreat perfect for gardening enthusiasts or those seeking a peaceful haven. The generous patio area provides ample space for alfresco dining and entertaining, promising endless enjoyment during the warmer months. Additionally, a purpose-built outbuilding stands as a welcoming touch, housing a versatile home office or gym to cater to the demands of a modern lifestyle. For those inclined toward DIY projects, a separate workshop awaits, providing ample space for creative pursuits.

The property's driveway, with room for multiple vehicles, ensures parking is never a concern, offering added convenience to residents and visitors alike. This meticulously maintained outdoor space truly enhances the appeal of this already impressive property, ensuring that every aspect of family living is catered to with style and functionality.

#### 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: D

Tenure: Freehold





- Immaculately Presented Three Bedroom Detached Family Home
- Built In 2019 With Benefit Of New Build Warranty Until 2031
- Stunning Open Plan Living / Dining Room Flooded With Natural Light
- Modern Fitted Kitchen With High Quality Appliances
- Downstairs Shower Room & Practical Utility Room
- Three Generously Sized Bedrooms & Family Bathroom
- Delightful South Facing Rear Garden
- Versatile Home Office / Gym With Workshop
- Parking For Multiple Vehicles



**PORCH**

**ENTRANCE HALLWAY**

**SHOWER ROOM**

**LIVING/DINING ROOM**

18' 6" x 16' 1" (5.65m x 4.91m)

**KITCHEN**

12' 0" x 8' 1" (3.65m x 2.47m)

**UTILITY ROOM**

8' 2" x 5' 5" (2.48m x 1.64m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 6" x 9' 1" (3.81m x 2.76m)

**BEDROOM TWO**

12' 9" x 9' 1" (3.88m x 2.77m)

**BEDROOM THREE**

8' 4" x 7' 5" (2.54m x 2.25m)

**BATHROOM**

8' 6" x 6' 8" (2.59m x 2.04m)

**OUTSIDE THE PROPERTY**

**HOME OFFICE/GYM**

13' 9" x 6' 11" (4.20m x 2.12m)

**WORKSHOP**

18' 4" x 4' 9" (5.58m x 1.44m)

**TOTAL SQUARE FOOTAGE**

115.7 sq.m (1245 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**REAR GARDEN WITH GENEROUS PATIO AREA**



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

Integrated oven, integrated hob, extractor, underfloor heating, garden shed, all carpets, curtains, blinds and light fittings, CCTV and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. 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.

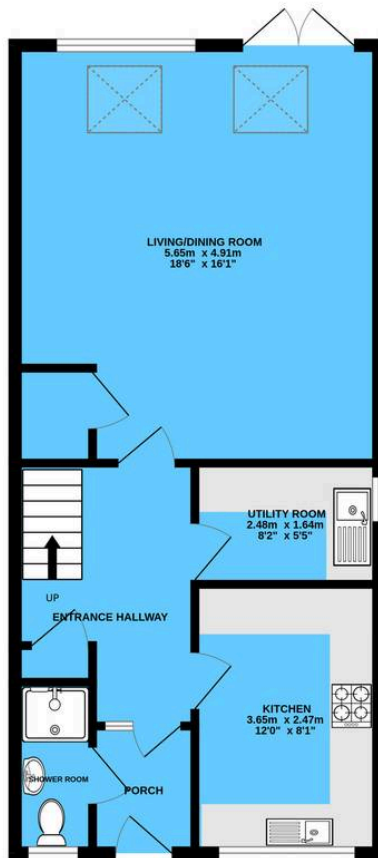
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

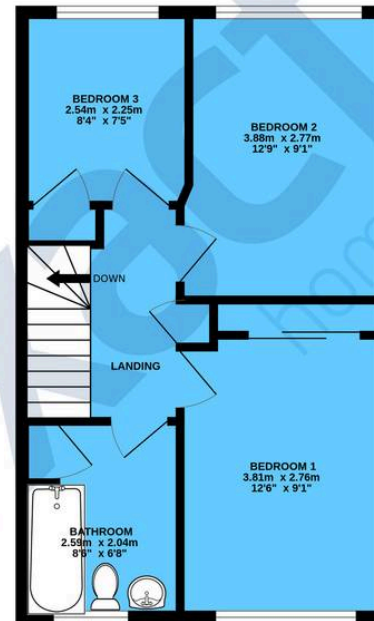
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



OUTBUILDINGS



TOTAL FLOOR AREA: 115.7 sq.m. (1245 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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# Xact Homes

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