



Winthorpe Drive, Solihull

Guide Price £550,000

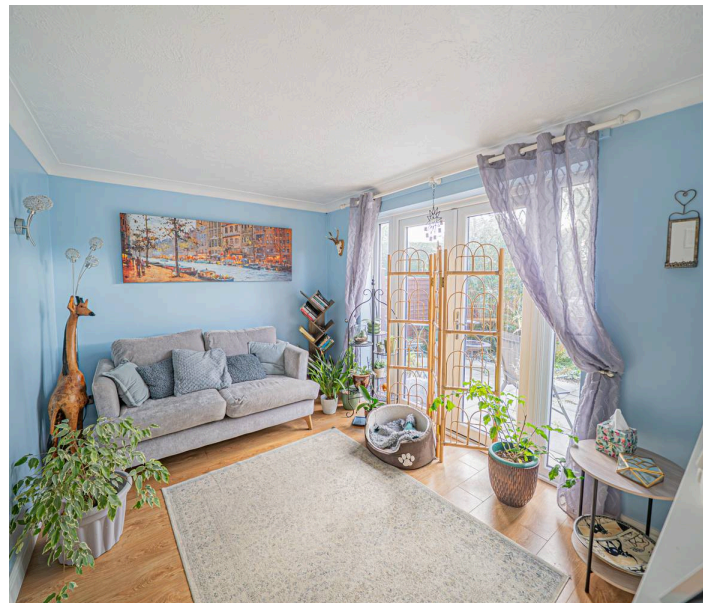




PROPERTY OVERVIEW

This impressive four/five bedroom detached house is situated in a quiet cul-de-sac, offering a peaceful setting while remaining close to local amenities. Set behind a tarmac driveway that provides ample parking, the property welcomes you with an inviting entrance hallway. Inside, you will find a spacious living room that is perfect for relaxing or entertaining guests. The breakfast kitchen provides a practical space for family meals and is complemented by a separate dining room, which can also serve as a second reception room and currently been used as a snug, but can change depending on your requirements. To the front of the property, a versatile office or fifth bedroom benefits from its own en-suite and a separate side access, making it ideal for multi-generational living or those seeking a private workspace. Upstairs, there are four generous bedrooms. Three of these are served by a well-appointed family bathroom, while the principal bedroom enjoys the added benefit of its own en-suite. The property is located within the Tudor Grange Academy catchment area, making it an excellent choice for families. It is also within walking distance of Widney Manor train station and the popular Touchwood Shopping Centre, with the M42 just a short drive away for easy commuting.





The outside space at this property has been thoughtfully designed to maximise both comfort and privacy. To the front, the tarmac driveway offers parking for multiple vehicles, ensuring convenience for families and visitors alike. The rear of the property boasts a well-maintained, south-facing landscaped garden, with full width patio providing an ideal setting for outdoor dining, entertaining, or simply relaxing in the sun. The garden is bordered by mature shrubs and fencing, creating a private and secure environment for children and pets. This outside space perfectly complements the spacious and flexible accommodation found within the home, making the property an outstanding choice for those seeking a blend of comfort, practicality, and outdoor living.

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: E

Tenure: Freehold



- A Four/Five Bedroom Detached Property Set In A Quiet Cul-De-Sac Close To Local Amenities
- Set Behind A Tarmac Driveway Which Offers Ample Parking
- The Property Is Accessed Via The Entrance Hallway & Includes A Well Proportioned Living Room, A Breakfast Kitchen Which Is Supported By A Separate Snug / Dining Room
- To The Front Of The Property A Versatile Office / Fifth Bedroom With Ensuite – Ideal For Multi-Generational Families As It Benefits From A Separate Entrance
- Upstairs, The Property Has Four Generous Bedrooms, Three Of Which Are Serviced By A Family Bathroom As Well As An Ensuite To Accompany The Principal Bedroom
- To The Rear Of The Property Is A Well Maintained South Facing Rear Garden With Full Width Patio
- The Property Is Located In Tudor Grange Academy Catchment
- It Is Within Walking Distance To Widney Manor Train Station As Well As Touchwood Shopping Centre
- A Short Drive To The M42

ENTRANCE HALLWAY

LIVING ROOM

11' 6" x 16' 9" (3.51m x 5.10m)

SNUG/DINING ROOM

11' 5" x 8' 4" (3.48m x 2.53m)

BREAKFAST KITCHEN

13' 4" x 8' 1" (4.07m x 2.46m)

OFFICE/BEDROOM FIVE

7' 2" x 15' 6" (2.18m x 4.73m)

ENSUITE

6' 6" x 3' 9" (1.98m x 1.15m)



FIRST FLOOR

PRINCIPAL BEDROOM

11' 11" x 9' 11" (3.64m x 3.01m)

ENSUITE

5' 0" x 4' 11" (1.52m x 1.51m)

BEDROOM TWO

10' 7" x 10' 11" (3.22m x 3.32m)

BEDROOM THREE

8' 9" x 8' 4" (2.66m x 2.54m)

BEDROOM FOUR

6' 11" x 9' 3" (2.10m x 2.83m)

BATHROOM

7' 5" x 5' 5" (2.25m x 1.64m)

TOTAL SQUARE FOOTAGE

109.0 sq.m (1178 sq.ft) approx.

OUTSIDE THE PROPERTY

TARMAC DRIVEWAY FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN WITH PATIO

ITEMS INCLUDED IN THE SALE

Beko Integrated oven, Beko Integrated hob, Beko Microwave, Beko Dishwasher, Garden shed, All Carpets, Curtains and Blinds and Fitted Wardrobes in one bedroom.

ADDITIONAL INFORMATION

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



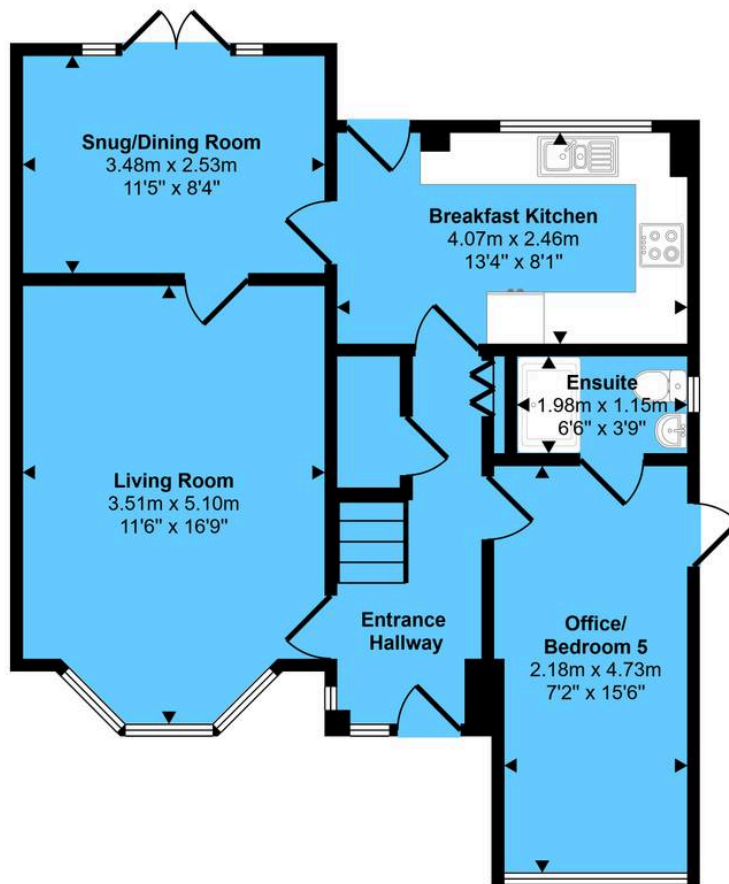
INFORMATION FOR POTENTIAL BUYERS

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.

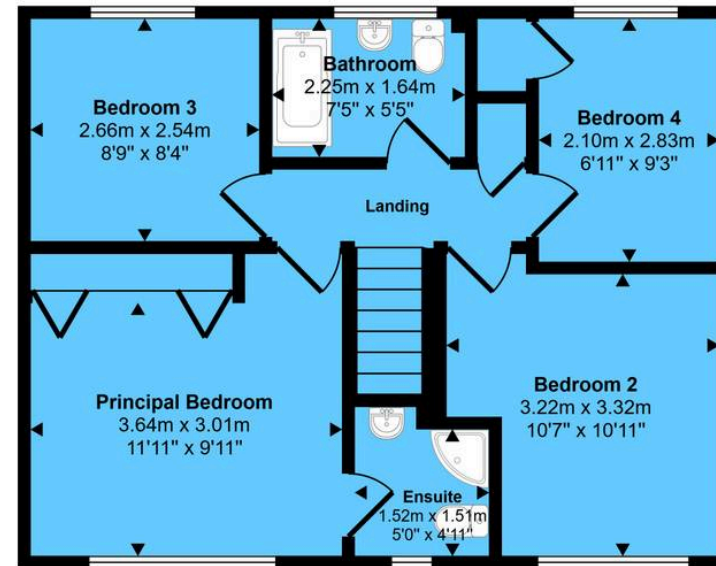
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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.



Approx Gross Internal Area
109 sq m / 1178 sq ft



Ground Floor
Approx 59 sq m / 635 sq ft



First Floor
Approx 50 sq m / 543 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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