

Inchford Road, Solihull B92 9QD

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Well positioned within a desirable development on Inchford Road, Solihull, this executive 4 bedroom detached family home is a splendid example of modern living. Built by Gallagher to the esteemed Balmoral design, this property has been lovingly maintained by only two owners, ensuring a sense of care and attention throughout.

As you approach the house, you are greeted by a block-paved driveway complemented by a decorative lawn, creating an inviting first impression. Upon entering, you will find a convenient guest WC and two generously sized reception rooms. The rear reception room has been thoughtfully extended, featuring impressive floor-to-ceiling windows that flood the space with natural light and provide delightful views of the garden. A door leads directly to the patio area, perfect for al fresco dining or simply enjoying the serene surroundings.

The kitchen is well-appointed and includes a practical laundry room, along with access to a tandem garage, offering ample storage and utility space. Upstairs, the property boasts four spacious bedrooms, including two well-sized rooms, one of which benefits from an ensuite bathroom. The family bathroom is also conveniently located, ensuring comfort for all.

Outside, the rear garden is predominantly laid to lawn, surrounded by established greenery that offers a sense of privacy and tranquillity. A charming stone patio area provides an ideal spot for relaxation or entertaining guests. EPC to follow

This remarkable home combines spacious living with a peaceful setting, making it an excellent choice for families seeking a comfortable and stylish residence in Solihull.











Location
Situated within the established residential area of Elmdon, Inchford Road enjoys a convenient position, well placed for a range of local amenities and everyday facilities. The area is particularly well served by schooling, with Coppice Academy and Damson Wood Nursery & Infant School close by, together with Lode Heath School for secondary education.

For shopping, dining and leisure, Solihull town centre is readily accessible, offering an excellent choice of independent and high street retailers, with Touchwood Shopping Centre, John Lewis and Mell Square all providing an attractive range of amenities. Solihull railway station offers services towards Birmingham and beyond, whilst the nearby road network provides convenient access to the A45, M42 and Birmingham International Airport, NEC and railway interchange.
For those who enjoy the outdoors, Elmdon Park and the surrounding green spaces provide lovely opportunities for walking and recreation.

Entrance hall

Dining Room
16'6" x 11'10"

Lounge
18'8" x 14'2"

Breakfast kitchen
15'1" x 12'3"

Guest WC

Bedroom 1
13'1" x 17'8"

Bedroom 2
11'9" x 17'2"

Bedroom 3
11'9" x 7'10"

Bedroom 4
8'9" x 6'9"

House bathroom

Garage
29'5" x 7'10"





Garden
The rear garden offers a wonderful sense of space, with an extensive manicured lawn complemented by a paved terrace adjoining the property, creating an ideal setting for outdoor dining and relaxation. The boundaries are beautifully screened by an established array of mature trees, shrubs and planting, providing a good degree of privacy and a leafy backdrop. A charming garden feature adds further interest, with the garden offering an attractive balance of lawn and patio.

General services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property

Council tax band

AML
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Referral fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fittings and fixtures
Only those items mentioned in these sales particulars will be included in the sale of the property.

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

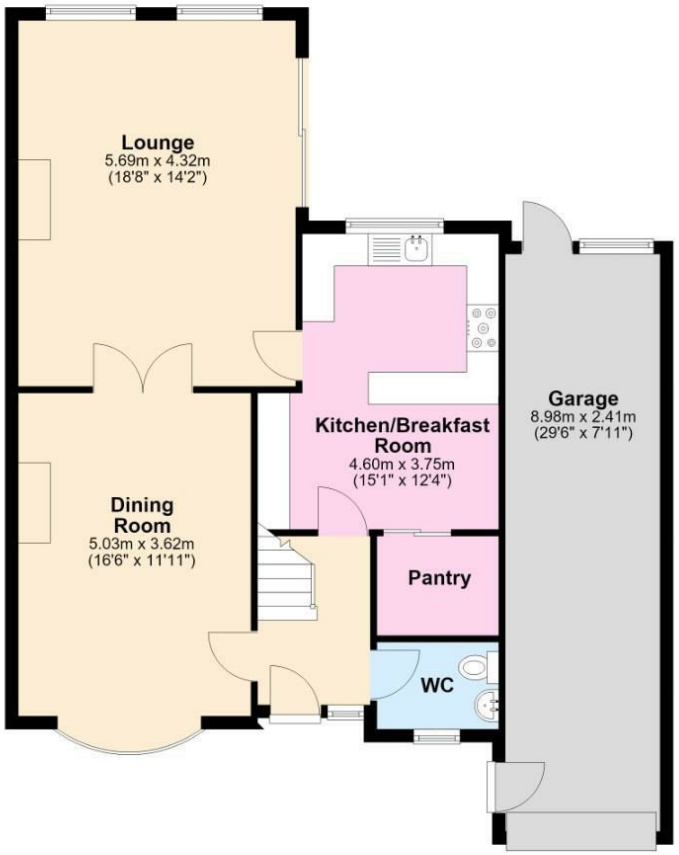




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

Ground Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)

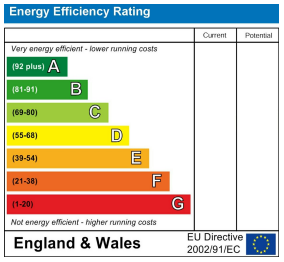


First Floor

Approx. 66.4 sq. metres (715.0 sq. feet)



Total area: approx. 159.5 sq. metres (1717.3 sq. feet)



Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Solihull - 0121 709 0111 https://www.hunters.com

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