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34 Woodfield Road, Solihull, B91 2DN

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Offers In Excess Of £650,000

Nestled on the charming Woodfield Road in Solihull, this superbly maintained family home offers an ideal blend of comfort and style. With four spacious bedrooms, this property is perfect for families seeking a welcoming environment. The house features two well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is undoubtedly the lovely, light-filled kitchen, which boasts elegant quartz worktops and good quality fittings and fixtures. This inviting space is complemented by a convenient laundry area and a separate WC and door to side elevation, ensuring practicality for everyday living.

Two reception rooms provide separate spaces for the family to enjoy, the living room has a beautiful hand crafted marble fireplace surround along with a set of french doors which lead out into the lovingly tended garden. All hard flooring throughout this home is by Amtico.

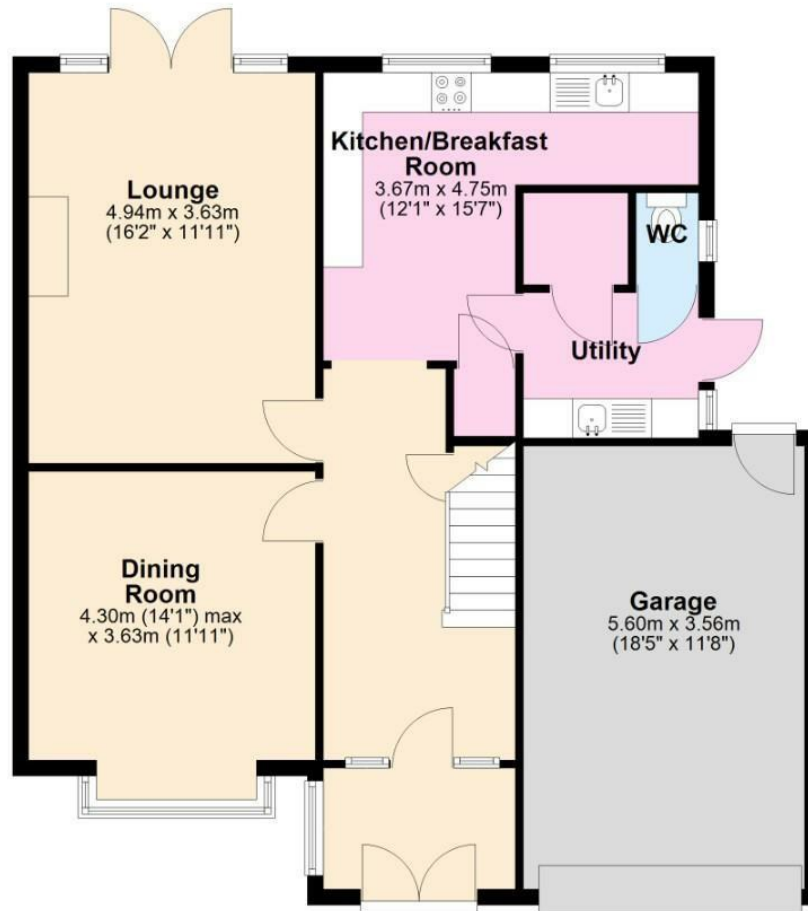
The property also includes two modern bathrooms, one of which is a stylish shower room, catering to the needs of a busy family. Outside, the stunning rear garden presents a delightful retreat, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the property benefits from a garage and driveway parking, providing ample space for vehicles.

This house is not just a home; it is a sanctuary that combines modern living with a warm, inviting atmosphere. With its prime location in Solihull, it offers easy access to local amenities, walking distance to the town centre & schools, and transport links, making it an excellent choice for families and professionals alike. Just behind a neighbouring road is the beech and bluebell wood and through the wood is a large field often enjoyed by dog-walkers.

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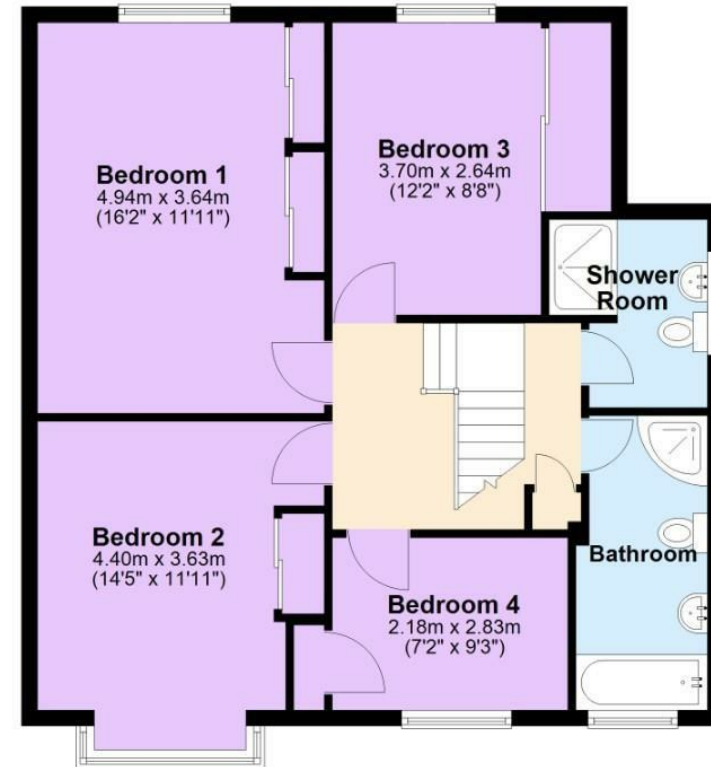
Ground Floor

Approx. 89.4 sq. metres (962.3 sq. feet)



First Floor

Approx. 71.2 sq. metres (765.9 sq. feet)



Total area: approx. 160.6 sq. metres (1728.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	78
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Location

Woodfield Road is a highly regarded residential address situated within one of Solihull's most sought-after locations, offering an excellent balance of convenience, schooling, and commuter links.

The property is ideally positioned within close proximity of Solihull Town Centre, which offers an outstanding range of amenities including Touchwood Shopping Centre, John Lewis, Waitrose, restaurants, caf  s, bars, and leisure facilities. Solihull is renowned for its excellent quality of life, attractive parks, and vibrant town centre atmosphere.

Families are particularly drawn to the area due to its proximity to several highly regarded schools. Greswold Primary School is located just a short walk away, while a number of well-regarded secondary schools are easily accessible, including Lode Heath School, Tudor Grange Academy, Alderbrook School, and St Peter's Catholic School. This makes the location especially appealing to families looking to benefit from Solihull's excellent educational provision.

For commuters, the property enjoys excellent transport connections. Solihull Railway Station is within easy reach, providing direct services to Birmingham City Centre, London Marylebone, and Warwickshire destinations. Regular bus services operate along nearby Lode Lane and surrounding routes, offering convenient access to Solihull Town Centre, Birmingham City Centre, Birmingham International Airport, and the NEC.

The property is also ideally positioned for access to the A41, M42, M40, and wider Midlands motorway network. Birmingham International Airport, Birmingham International Railway Station, Resorts World, and the NEC are all within a short drive.

For those who enjoy outdoor pursuits, Brueton Park, Malvern Park, and Elmdon Park are all nearby, offering beautiful green spaces, walking routes, children's play areas, and recreational facilities.

Combining outstanding local amenities, excellent schools,

superb transport links, and a highly desirable residential setting, Woodfield Road represents an exceptional location for families and professional buyers alike.

Dining Room
14'11 x 11'11

Lounge
16'2 x 11'11

Kitchen / Breakfast Room
12'1 x 15'7

Bedroom One
16'2 x 11'11

Bedroom Two
14'5 x 11'11

Bedroom Three
12'1 x 8'8

Bedroom Four
7'2 x 9'3

Garage
18'5 x 11'8

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.

Council Tax Band
The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band.....

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.

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.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks
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.

Energy Efficiency Rating

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(21-38) F		
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