



**Stonor Park Road, Solihull**

Guide Price £699,950

**xact**  
HOMES



## PROPERTY OVERVIEW

Presenting this four-bedroom semi-detached family home that has been recently refurbished and thoughtfully extended by the existing owners to create a superb living space. Set over three floors, this property offers a convenient and desirable lifestyle on a sought-after road in close proximity to all local amenities and schools. The home is being offered to the market with **NO UPWARD CHAIN**, providing a seamless transition for the new owners and benefits from low running costs due to its excellent energy efficiency. Upon arrival, you are greeted by a brand new driveway that has been recently fitted, adding to the property's allure. The entrance porch leads to a large hallway, setting the tone for the space within. The heart of the home is a large open plan kitchen / dining and family room, a stunning space outfitted with modern units, a large central island, underfloor heating throughout and bi-fold doors and windows that open to the rear garden, seamlessly blending indoor and outdoor living. A delightful living room with a feature bay window offers an inviting retreat, perfect for unwinding or entertaining guests. For added convenience, there is a practical utility room (with underfloor heating) with a guest cloakroom, ideal for daily use. Additionally, a spacious home office which also benefits from underfloor heating, provides the perfect workspace for remote workers or those seeking a dedicated area for productivity.



Moving to the first floor, three spacious double bedrooms await, with bedroom two benefiting from a large en-suite, while the remaining bedrooms are serviced by a family bathroom. Ascending to the second floor, you will find an excellent principal bedroom with a large bathroom, flooded with natural light, offering a private oasis within the home. Outside, a beautiful low-maintenance rear garden awaits, complete with a large patio seating area, perfect for al fresco dining or relaxing in the fresh air. This property represents a rare opportunity to own a modern, versatile, and well-appointed family home in a highly sought-after location.

#### 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



- Four Bedroom Semi-Detached Family Home
- Recently Refurbished & Thoughtfully Extended
- NO UPWARD CHAIN
- Close To All Local Amenities & Schools
- Set Over Three Floors
- Large Open Plan Kitchen / Dining & Family Room
- Spacious Living Room & Home Office
- Two En-Suite Bathrooms & Large Family Bathroom
- Newly Installed Driveway
- Low Running Costs & Excellent Energy Efficiency

#### **ENTRANCE PORCH**

#### **LARGE HALLWAY**

#### **LIVING ROOM**

11' 7" x 15' 5" (3.53m x 4.71m)

#### **HOME OFFICE**

6' 10" x 8' 8" (2.09m x 2.65m)

#### **KITCHEN AREA**

12' 11" x 16' 1" (3.94m x 4.91m)

#### **DINING & FAMILY AREA**

10' 6" x 19' 11" (3.21m x 6.06m)

#### **UTILITY**

5' 5" x 16' 11" (1.64m x 5.15m)

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM TWO**

6' 8" x 13' 4" (2.03m x 4.06m)

#### **ENSUITE**

6' 8" x 7' 10" (2.04m x 2.40m)

#### **BEDROOM THREE**

11' 7" x 15' 10" (3.52m x 4.82m)

#### **BEDROOM FOUR**

11' 11" x 12' 4" (3.63m x 3.77m)

**BATHROOM**

6' 6" x 8' 6" (1.97m x 2.58m)

**SECOND FLOOR****PRINCIPAL BEDROOM**

15' 3" x 11' 5" (4.66m x 3.47m)

**ENSUITE**

6' 8" x 10' 10" (2.04m x 3.31m)

**OUTSIDE THE PROPERTY****GARAGE/STORE**

7' 0" x 3' 10" (2.14m x 1.17m)

**TOTAL SQUARE FOOTAGE**

191.0 sq.m (2055 sq.ft) approx.

**DRIVEWAY PARKING****LOW MAINTENANCE REAR GARDEN****LARGE PATIO SEATING AREA****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, integrated fridge (utility), integrated dishwasher (kitchen), underfloor heating (in kitchen/utility wet system, in living room and first floor bathroom electric system), garden shed, electric garage door, 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. Broadband - FTTP (fibre to the premises). Loft space - boarded.



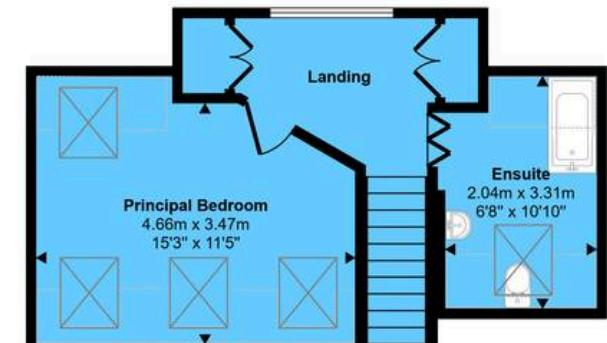
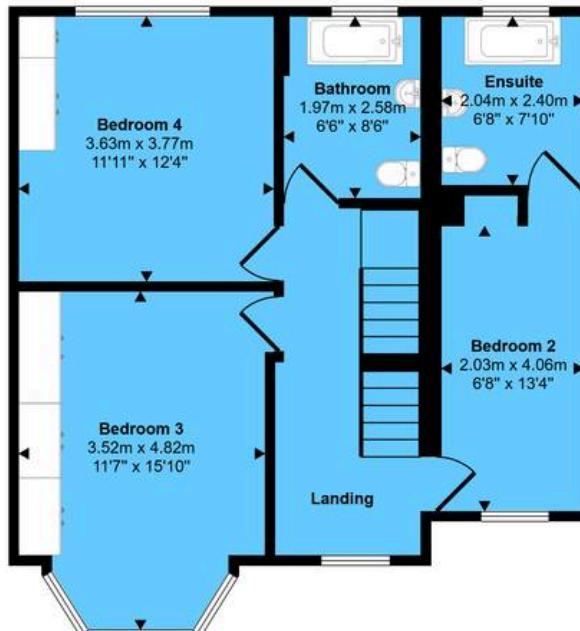
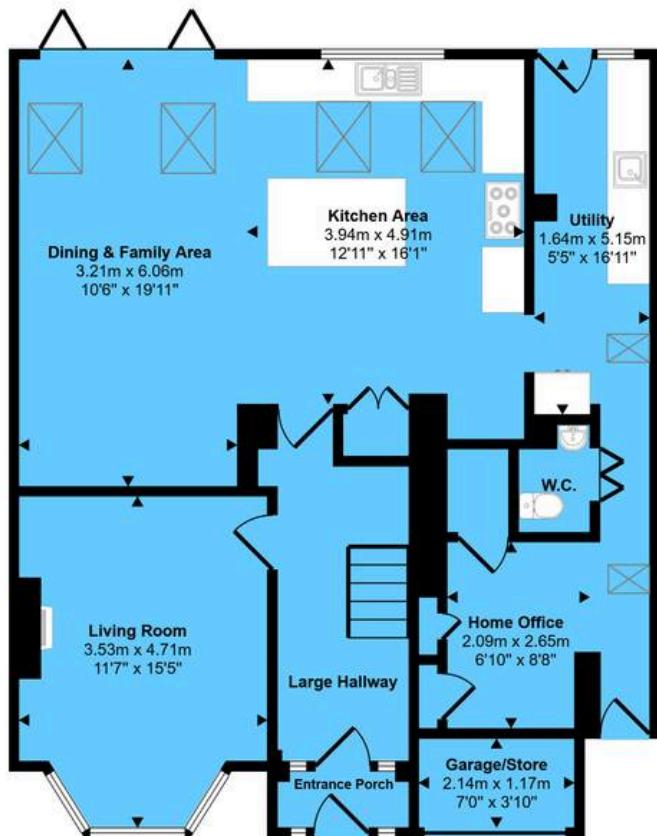
#### INFORMATION FOR POTENTIAL BUYERS

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.





Approx Gross Internal Area  
191 sq m / 2055 sq ft



Denotes head height below 1.5m

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.

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
HOMES