

# Woodlea Drive, Solihull

Guide Price £750,000

xact HOMES







PROPERTY OVERVIEW

This impressive four bedroom detached family home is situated on a highly sought after road in Solihull, offering convenient access to local amenities, reputable schools, and the vibrant Town Centre. Thoughtfully extended to create a versatile and spacious living environment, the property is immaculately presented throughout, reflecting a high standard of care and attention to detail. Upon entering, you are welcomed by a generous entrance hallway that provides ample storage space, setting the tone for the rest of the home. The ground floor boasts two large reception rooms, including a spacious living room ideal for family gatherings and relaxation, and a versatile dining room that is perfect for entertaining. Off the dining room, an excellent conservatory offers additional flexible living space, filled with natural light and ideal for a variety of uses. The fitted kitchen enjoys pleasant views of the rear garden, and is complemented by a practical utility room designed to accommodate white goods, ensuring household tasks are kept separate from the main living areas. Completing the ground floor is a dedicated home office, providing a quiet space for work or study, and a guest cloakroom for added convenience.







Upstairs, you will find four generously sized bedrooms, each thoughtfully arranged to maximise comfort and functionality. The principal bedroom benefits from a modern en-suite shower room and fitted storage, creating a private retreat for the homeowners. The remaining bedrooms are served by a stylish family bathroom, finished to a contemporary standard. Outside the property enjoys a well maintained private rear garden with patio seating area and summer house. The property further benefits from a driveway to the front, providing parking for multiple vehicles and enhancing the overall practicality of the home. This outstanding family residence offers a rare combination of space, flexibility, and location, making it an ideal choice for those seeking a high quality home in the heart of Solihull. Early viewing is highly recommended to fully appreciate the accommodation on offer.

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: F

Tenure: Freehold



- Impressive Four Bedroom Detached Family Home
- Significantly Extended & Immaculately Presented Throughout
- Prime Location Close To All Local Amenities, Schools & Town Centre
- Two Large Reception Rooms & Conservatory
- Four Generously Sized Bedrooms
- Modern Family Bathroom & En-Suite
- Private Rear Garden
- Driveway For Multiple Vehicles & Garage
- Early Viewing Essential

**ENTRANCE HALLWAY**

**OFFICE**
6' 9" x 5' 0" (2.06m x 1.52m)

**LIVING ROOM**
15' 8" x 21' 11" (4.78m x 6.69m)

**WC**

**DINING ROOM**
16' 4" x 11' 10" (4.99m x 3.61m)

**CONSERVATORY**
8' 8" x 10' 10" (2.63m x 3.31m)

**KITCHEN**
16' 6" x 12' 4" (5.02m x 3.75m)

**UTILITY**

**FIRST FLOOR**

**PRINCIPAL BEDROOM**
11' 1" x 12' 2" (3.38m x 3.72m)

**ENSUITE**
6' 1" x 5' 10" (1.86m x 1.79m)



**BEDROOM TWO**
16' 7" x 8' 10" (5.05m x 2.69m)

**BEDROOM THREE**
15' 10" x 8' 9" (4.82m x 2.67m)

**BEDROOM FOUR**
12' 7" x 6' 0" (3.84m x 1.84m)

**BATHROOM**
6' 5" x 10' 1" (1.96m x 3.07m)

**OUTSIDE THE PROPERTY**

**GARAGE**
9' 6" x 17' 0" (2.89m x 5.18m)

**TOTAL SQUARE FOOTAGE**
180.0 sq.m (1942 sq.ft) approx.

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**WELL MAINTAINED PRIVATE REAR GARDEN WITH PATIO**

**ITEMS INCLUDED IN THE SALE**
Integrated oven, Integrated hob, Extractor, Fridge/freezer, Dishwasher, Electric garage door, All carpets and light fittings and some curtains and blinds.

**ADDITIONAL INFORMATION**
Services – mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.



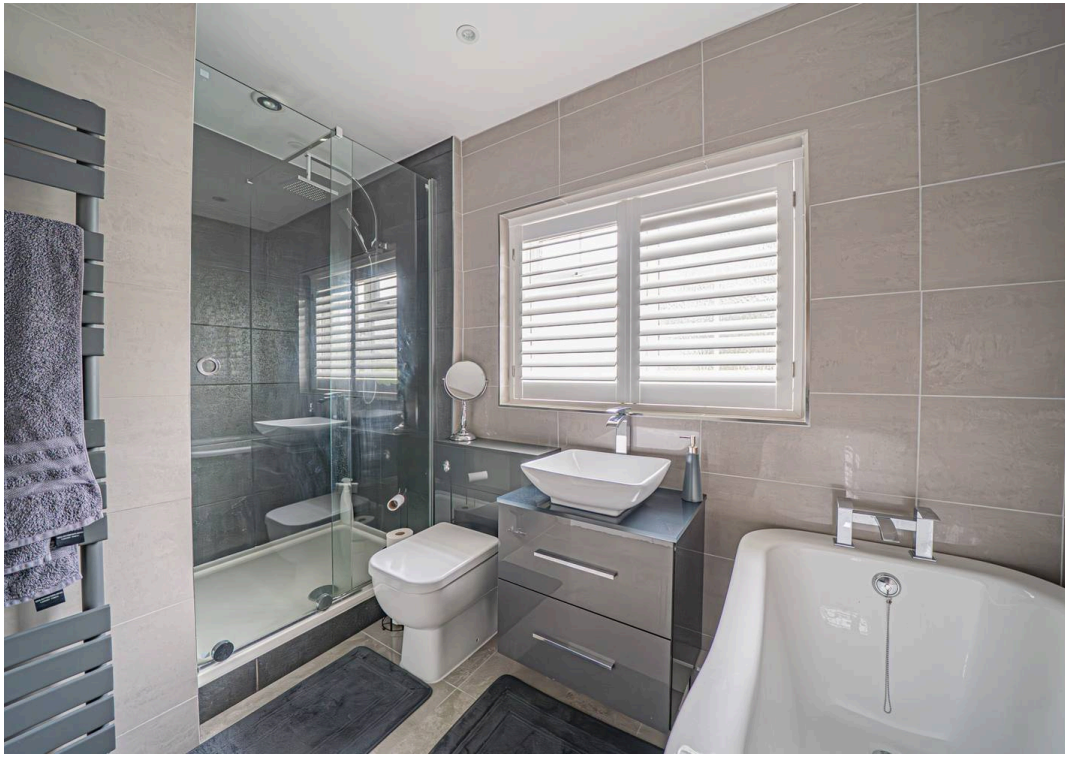
**INFORMATION FOR POTENTIAL BUYERS**

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.

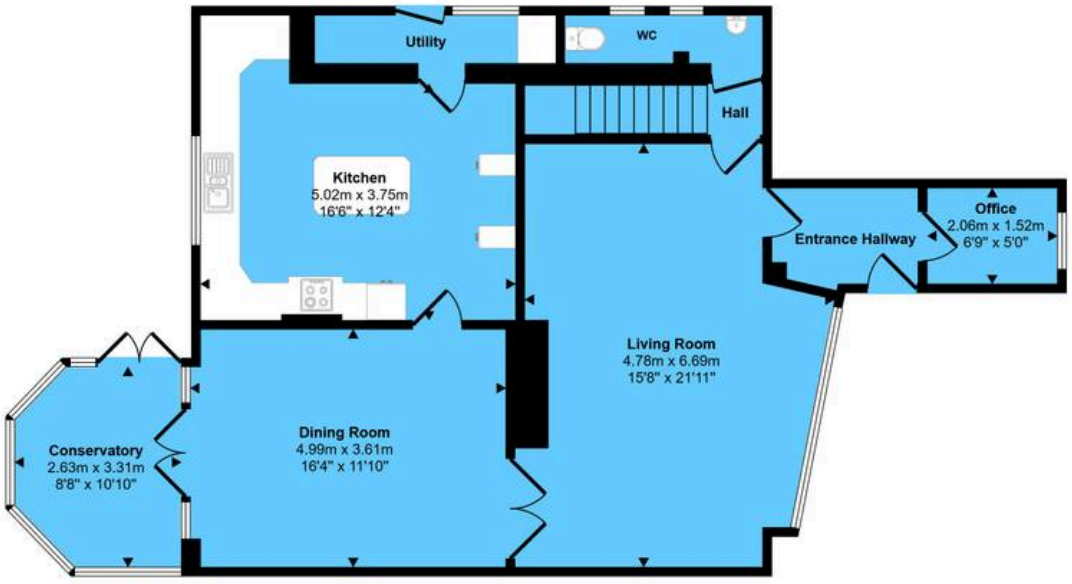




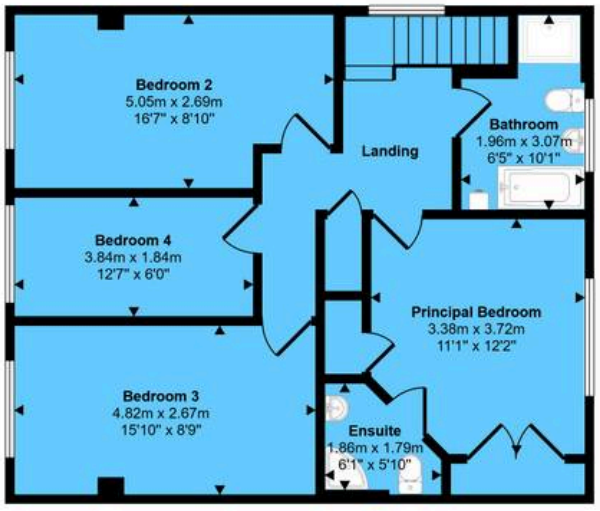




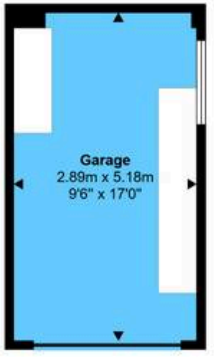
Approx Gross Internal Area
180 sq m / 1942 sq ft




Ground Floor
Approx 97 sq m / 1042 sq ft




First Floor
Approx 69 sq m / 739 sq ft




Garage
Approx 15 sq m / 161 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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