School Lane, Solihull

Guide Price **£725,000**

xact HOMES

PROPERTY OVERVIEW

This charming four bedroom detached family home offers a rare blend of traditional character and contemporary comfort, set in a prime location in the heart of Solihull and overlooking the picturesque Solihull School playing fields. Beautifully refurbished throughout, the property is accessed via a welcoming entrance hallway that sets the tone for the elegant interiors within. Spanning three floors, the ground floor features a stunning open plan kitchen/dining and family room, flooded with natural light and thoughtfully designed with an abundance of storage space, a large central island, and double doors that open to a superb patio seating area (perfect for evening meals and entertaining). The ground floor also benefits from a practical utility room with guest cloakroom, while the wonderful dual aspect living room offers a warm and inviting space for relaxation, enhanced by period details and tasteful finishes. Ascending to the first floor, you will find three generously sized double bedrooms, one of which is served by a stylish ensuite, with a contemporary family bathroom catering to the remaining bedrooms. The second floor presents a highly versatile large double bedroom that could easily serve as an additional family room, playroom, or home office, depending on your needs.

Further enhancing the property is a spacious cellar, ideal for storage or as a potential wine cellar. Outside enjoys a private wrap around garden with a large patio seating area. The home is presented in immaculate condition, with premium fixtures and fittings throughout, showcasing a harmonious blend of classic features and modern design. To the front, the property provides ample parking for multiple vehicles, offering both convenience and security. This unique and beautifully presented family home is perfectly situated within walking distance of all local amenities, including renowned schools, boutique shops, and fine dining, making it an exceptional opportunity for those seeking a truly special residence in the very heart of Solihull.

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

- Charming Four Bedroom Detached Family Home
- Prime Location In The Heart Of Solihull
- Beautifully Refurbished Throughout
- Open Plan Kitchen / Dining & Family Room
- Dual Aspect Living Room
- Four Generously Sized Bedrooms Over Two Floors
- Two Bathrooms (One Ensuite)
- Spacious Cellar
- Wrap Around Garden With Large Patio Seating Area
- Driveway Parking For Multiple Vehicles

PORCH

ENTRANCE HALLWAY

LIVING ROOM
13' 6" x 11' 8" (4.12m x 3.55m)

FAMILY AREA
13' 9" x 11' 7" (4.18m x 3.54m)

KITCHEN/DINING AREA
13' 11" x 19' 0" (4.24m x 5.80m)

UTILITY
6' 10" x 5' 5" (2.09m x 1.64m)

WC

CELLAR
12' 8" x 12' 0" (3.85m x 3.65m)

FIRST FLOOR

BEDROOM ONE
14' 1" x 11' 0" (4.29m x 3.35m)

ENSUITE
4' 7" x 5' 5" (1.40m x 1.65m)

BEDROOM TWO
12' 0" x 11' 9" (3.66m x 3.57m)

BEDROOM THREE
7' 10" x 11' 10" (2.39m x 3.60m)

BATHROOM
11' 6" x 7' 11" (3.51m x 2.42m)

SECOND FLOOR

BEDROOM FOUR
14' 0" x 13' 9" (4.27m x 4.20m)

TOTAL SQUARE FOOTAGE
166.0 sq.m (1792 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

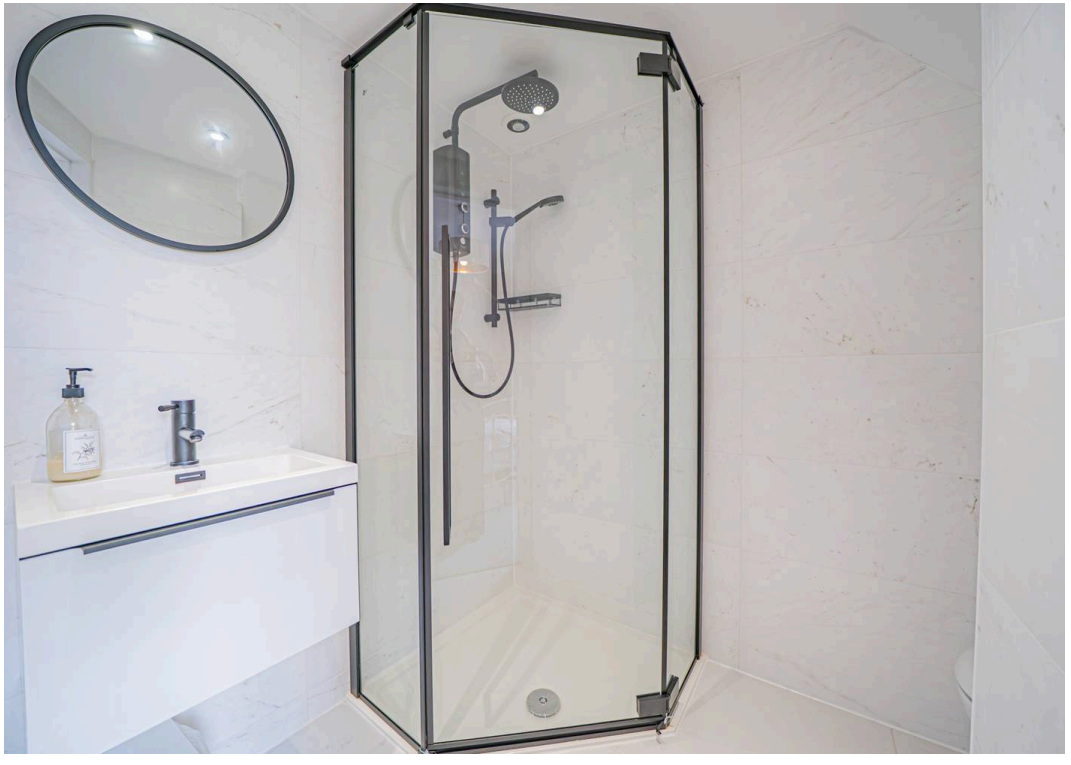
WRAP AROUND GARDEN WITH LARGE PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE
Free standing cooker, extractor, dishwasher, underfloor heating, all carpets and blinds, some curtains and light fittings, car charging point (fitted in 2023) 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 - 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
166 sq m / 1792 sq ft

Cellar
Approx 16 sq m / 171 sq ft

Ground Floor
Approx 73 sq m / 790 sq ft

First Floor
Approx 59 sq m / 638 sq ft

Second Floor
Approx 18 sq m / 193 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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