



Perryford Drive, Solihull

Guide Price £645,000





## PROPERTY OVERVIEW

This delightful four bedroom detached family home in need of modernisation is ideally situated on a quiet cul-de-sac in the sought-after Hillfield area, offering easy access to local amenities, excellent schools, and just a short walk to the train station.

Offered with no upward chain, the property is accessed via a welcoming entrance hallway with ample storage space and a convenient guest cloakroom. The ground floor features two spacious reception rooms, both filled with natural light, including a large living room with a bay window overlooking the front of the property.

The dining room has been thoughtfully extended to incorporate a bright and spacious conservatory, creating an ideal space for entertaining or relaxing with family. The fitted breakfast kitchen is perfect for busy mornings, while a practical utility room leads directly to the twin garage, which benefits from electric doors for added convenience.

Upstairs, there are four generously sized bedrooms, including a principal bedroom with a modern en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and privacy for all members of the household.

Outside, the property enjoys a beautifully maintained and well-established rear garden, providing a tranquil retreat for outdoor living.





The garden features a patio seating area, ideal for al fresco dining or enjoying the sunshine, and is bordered by mature planting that offers a sense of privacy and seclusion. The front of the property offers a spacious driveway with parking for multiple vehicles, as well as access to the twin garage. The cul-de-sac setting ensures a peaceful environment with minimal passing traffic, making it an ideal location for families.

#### 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Delightful Four Bedroom Detached Family Home
- In Need Of Modernisation
- NO UPWARD CHAIN
- Tudor Grange Catchment Area
- Set On A Quiet Cul-De-Sac Close To All Local Amenities
- Two Spacious Reception Rooms & Large Conservatory
- Breakfast Kitchen & Practical Utility
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden
- Driveway Leading To Double Garage



**PORCH**

**ENTRANCE HALLWAY**

**WC**

**LIVING ROOM**

12' 5" x 16' 8" (3.79m x 5.09m)

**DINING ROOM**

11' 1" x 9' 0" (3.39m x 2.74m)

**CONSERVATORY**

8' 10" x 9' 6" (2.68m x 2.90m)

**BREAKFAST KITCHEN**

15' 11" x 8' 10" (4.86m x 2.69m)

**UTILITY**

7' 5" x 7' 3" (2.27m x 2.20m)

**INTEGRAL GARAGE ONE**

7' 11" x 17' 10" (2.41m x 5.44m)

**INTEGRAL GARAGE TWO**

8' 6" x 17' 8" (2.58m x 5.39m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

12' 8" x 11' 0" (3.85m x 3.35m)

**ENSUITE**

5' 5" x 7' 11" (1.65m x 2.42m)

**BEDROOM TWO**

9' 8" x 11' 4" (2.95m x 3.45m)

**BEDROOM THREE**

8' 8" x 8' 8" (2.64m x 2.65m)



**BEDROOM FOUR**

11' 2" x 7' 7" (3.41m x 2.32m)

**BATHROOM**

8' 10" x 7' 3" (2.68m x 2.21m)

**TOTAL SQUARE FOOTAGE**

164.0 sq.m (1768 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**WELL ESTABLISHED REAR GARDEN**

**PATIO SEATING AREA**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**



#### **ITEMS INCLUDED IN THE SALE**

Whirlpool integrated oven, Whirlpool integrated hob, Whirlpool extractor, Whirlpool fridge, Whirlpool freezer, Whirlpool dishwasher, one electric garage door, all carpets, curtains, blinds and light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

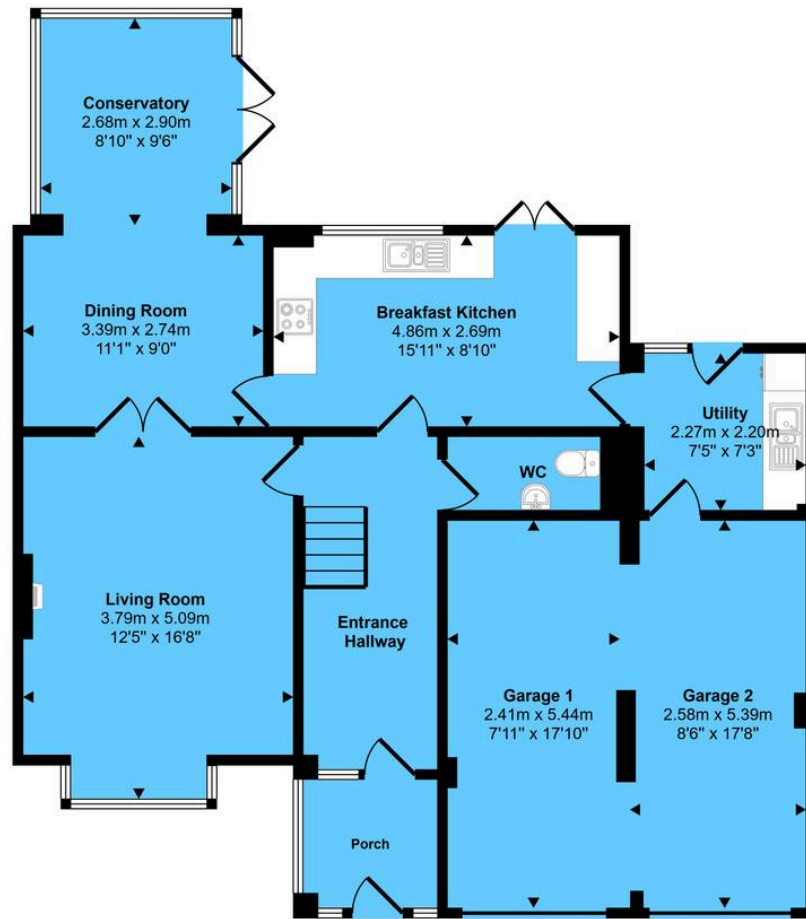
Broadband - FTTP (fibre to the premises). Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

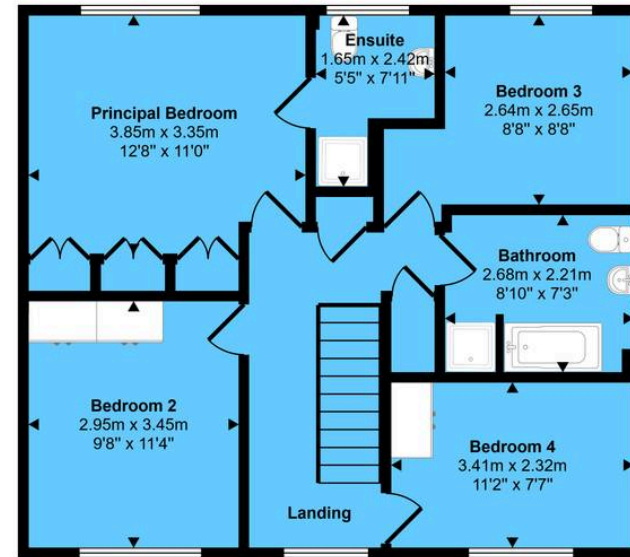
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.
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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  
164 sq m / 1768 sq ft



Ground Floor  
Approx 101 sq m / 1087 sq ft



First Floor  
Approx 63 sq m / 681 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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