



Stamford Croft, Solihull

Guide Price £899,000





PROPERTY OVERVIEW

Situated on a tranquil cul-de-sac, this impressive four bedroom detached family home offers an idyllic lifestyle, enhanced by its convenient proximity to local amenities and schools, including Tudor Grange. With the added benefit of NO UPWARD CHAIN, this residence promises a seamless transition for its prospective owners.

Upon entering the property, you are welcomed by a spacious entrance hallway, providing ample storage solutions and a convenient guest cloakroom. The heart of the home lies in the expansive open-plan kitchen / diner, boasting generous work surfaces, units, and delightful views over the rear garden. The adjoining living room is flooded with natural light from its dual aspects, complemented by a bay window and double doors leading out to the rear garden.

Additionally, the property features a versatile home office that could easily transform into a playroom and a practical utility room.

Upstairs, the four generously sized bedrooms all come complete with fitted wardrobes. The principal bedroom benefits from a large en-suite bathroom, with bedroom two also enjoying its own en-suite facilities. The remaining bedrooms are serviced by the well-appointed family bathroom.





Externally, the property features a detached double garage, accessed via a generous front driveway. The main residence offers excellent potential for further extension, subject to the necessary planning permissions. To the rear, a substantial south-easterly facing garden provides an impressive outdoor space, complete with a large patio ideal for al fresco dining and entertaining. A dedicated paved parking area also offers ample space for caravans.

This exceptional family home seamlessly combines practicality and comfort, providing a harmonious living space for the discerning buyer seeking quality and convenience.

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: G

Tenure: Freehold





- Impressive Four Bedroom Detached
- No Upward Chain
- Gas Central Heating
- Two Ensuite Bathrooms
- Large Open Plan Kitchen / Diner
- Ample Space To The Side For A Caravan Or Boat
- Tudor Grange Academy Catchment
- Walking Distance Of Solihull Town Centre
- Early Viewing Essential



ENTRANCE HALLWAY

WC

LIVING ROOM

20' 4" x 10' 9" (6.20m x 3.27m)

KITCHEN / DINER

20' 1" x 13' 4" (6.13m x 4.06m)

UTILITY ROOM

5' 9" x 5' 4" (1.74m x 1.62m)

OFFICE

8' 8" x 6' 9" (2.64m x 2.06m)

FIRST FLOOR

PRINCIPAL BEDROOM

10' 9" x 8' 10" (3.27m x 2.70m)

ENSUITE

8' 2" x 8' 0" (2.50m x 2.45m)

BEDROOM TWO

11' 1" x 8' 9" (3.38m x 2.66m)

ENSUITE

6' 0" x 5' 9" (1.84m x 1.74m)

BEDROOM THREE

9' 3" x 8' 1" (2.83m x 2.46m)

BEDROOM FOUR

10' 1" x 6' 8" (3.08m x 2.04m)

BATHROOM

5' 9" x 4' 11" (1.76m x 1.50m)

TOTAL SQUARE FOOTAGE

115.0 sq.m (1238 sq.ft) approx.



OUTSIDE THE PROPERTY

DOUBLE GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH EASTERLY FACING GARDEN

PATIO

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, all blinds, all light fittings, CCTV and electric garage door.

ADDITIONAL INFORMATION

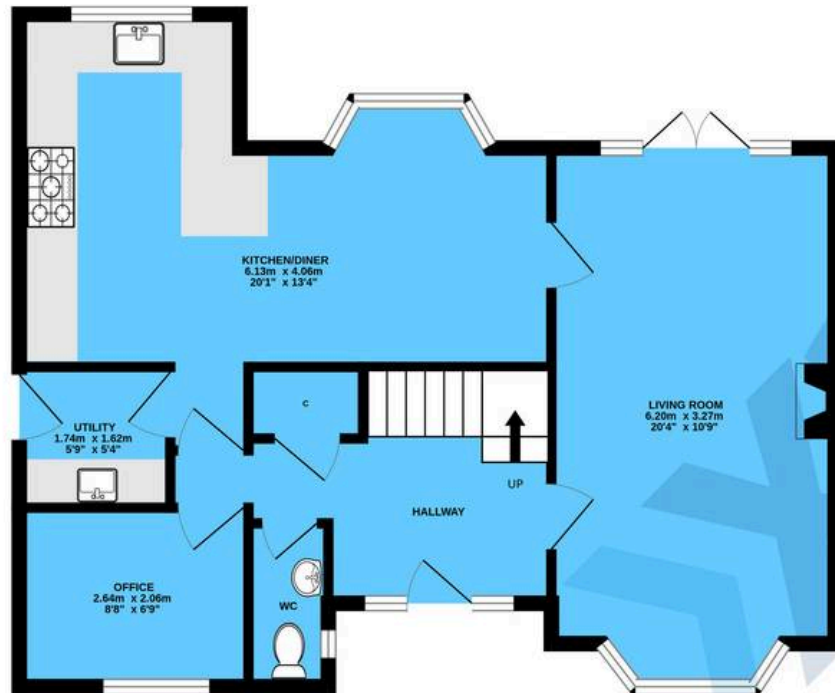
Services – direct mains water (with water meter), sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

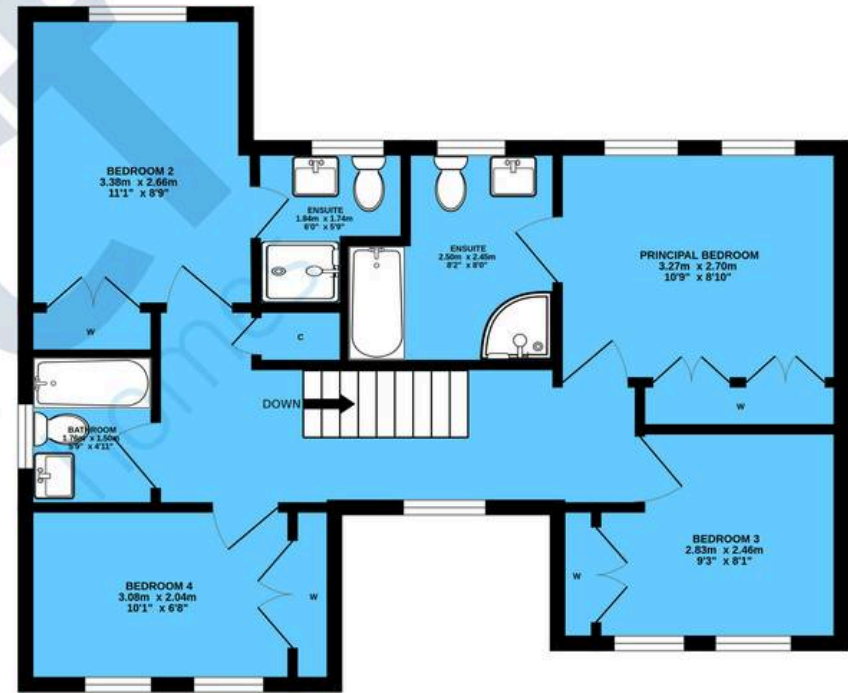
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 115.0 sq.m. (1238 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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