

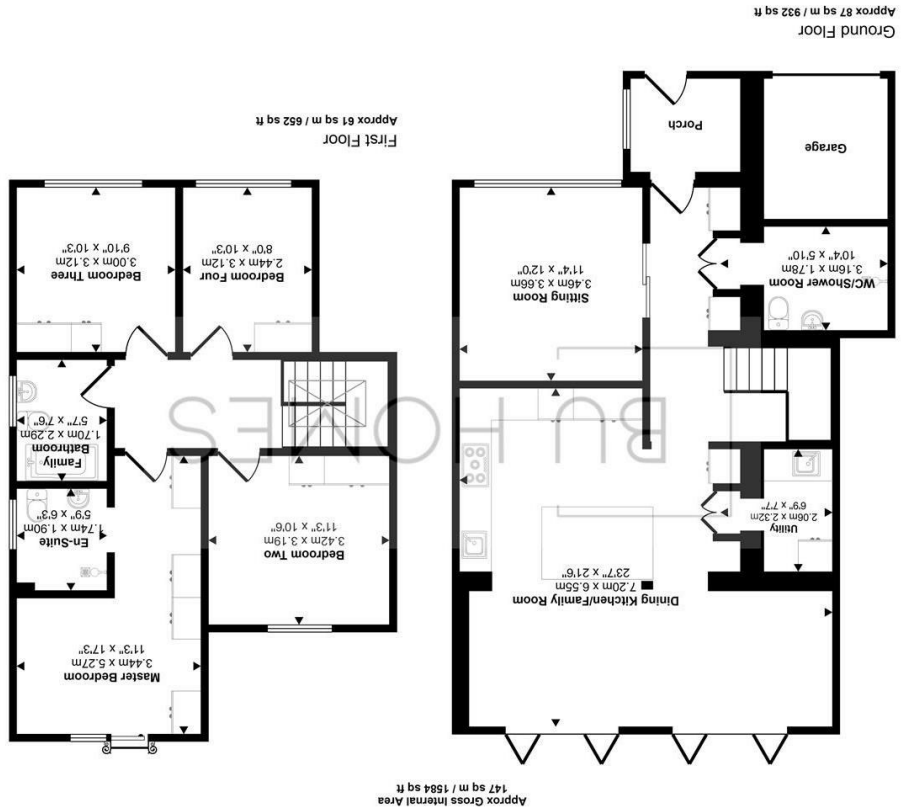
Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and should not be relied upon and potential buyers are advised to check the measurements.

Energy Efficiency Rating	
Current	Possible
72	80
Not energy efficient - higher running costs A (92-100) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
England & Wales EU Directive 2002/91/EC	

Council Tax Band E

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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.



LEAFIELD ROAD, SOLIHULL, B92 8NZ



BU HOMES

Asking price
£575,000

**LEAFIELD ROAD, SOLIHULL,
B92 8NZ**

- Exceptional Link-Detached Family Home
- Pleasant Cul-De-Sac Location
- Guests WC/Shower & Separate Utility
- Four Excellent Double Bedrooms
- Off-Road Parking & Store
- Extended, Remodeled & Fully Refurbished
- Porch, Hallway & Formal Lounge
- Open-Plan Dining Kitchen/Family Room
- En-Suite Shower & Family Bathroom
- Garden & Sheltered Entertaining Area



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LEAFIELD ROAD, SOLIHULL, B92 8NZ



A most exceptional and deceptively spacious family home that has been recently extended, remodeled internally and fully refurbished to an exacting specification boasting high quality fixtures, fittings, flooring, lighting and the very latest technology. The superbly presented link-detached property also benefits from double-glazing, multi-zone 'wet' underfloor heating throughout and air conditioning.

The ground floor accommodation briefly comprises a large enclosed porch, a hallway with ample fitted storage, concealed access to a contemporary guests cloakroom/shower room and a formal sitting room; plus a magnificent open-plan bespoke dining kitchen with a quartz breakfast bar and worktops, integrated appliances including a wine cooler, defined dining and lounging areas, twin bi-fold doors opening to the garden and concealed access to a separate utility room. Leading off the wide first floor landing there is a master bedroom suite having a Juliette balcony, a fully fitted dressing area and a modern shower room; plus three further generous double bedrooms with fitted wardrobes and a modern family bathroom.

Outside, there is off-road parking at the front for four vehicles, an electric vehicle charging point and access to a useful storage area (partitioned former garage). There is gated access to a delightful low-maintenance landscaped garden behind featuring a patio area with porcelain tiling, artificial grass and a large sheltered entertaining area with a retractable roof and a Jacuzzi.

Enjoying a pleasant cul-de-sac setting close to Jaguar Land Rover, the property is conveniently situated less than two miles from Solihull Town Centre whilst the nearby A45 Coventry Road provides easy access to Birmingham International Airport, Resorts World, Birmingham City Centre and the Midlands motorway network.

