



Langley Hall Road, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This impressive four bedroom detached family home, built in 2021 by the current owners, offers a superb blend of modern design and practical living in a highly sought after location close to local amenities and well regarded schools.

The property is thoughtfully arranged to provide a spacious layout throughout, starting with a welcoming entrance hallway that features ample storage space and a convenient guest cloakroom, ideal for busy family life. The heart of the home is the large open plan kitchen/dining room, designed to be a social hub and benefitting from an abundance of natural light, making it perfect for both every-day meals and entertaining.

The kitchen is fitted with contemporary units and integrated appliances, with a practical utility/pantry and the dining area comfortably accommodates a large table for family gatherings. The spacious living room is equally bright and airy, providing a relaxing retreat with plenty of room for comfortable seating and media units.

Upstairs, the property continues to impress with four generously sized bedrooms, each offering flexibility for family, guests or home working. The principal bedroom boasts its own modern ensuite shower room, while the remaining bedrooms are serviced by a stylish family bathroom with quality fittings. The house is further enhanced by the added benefit of solar panels, providing energy efficiency and reduced running costs.



Ample parking for multiple vehicles is provided to the front, ensuring convenience for residents and visitors alike. This outstanding family home is presented in excellent order throughout and is ready for immediate occupation, making it an ideal choice for those seeking quality, comfort and a prime location. The property also has scope for extension subject to planning permission with footings already in place for a 3 meter kitchen extension. Early viewing is highly recommended to appreciate the space, specification and lifestyle this property has to 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: E

Tenure: Freehold



- Four Bedroom Detached Family Home
- Built In 2021 By The Existing Owners
- Great Location Close To All Local Amenities & Schools
- Large Open Plan Kitchen / Dining Room
- Spacious Living Room
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- South-Westerly Facing Rear Garden
- Ample Parking
- Scope For Extension Subject To Planning Permission



ENTRANCE HALLWAY

WC

LIVING ROOM

9' 11" x 16' 9" (3.01m x 5.10m)

KITCHEN/DINING ROOM

15' 0" x 22' 8" (4.58m x 6.92m)

UTILITY/PANTRY

5' 5" x 8' 6" (1.65m x 2.60m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 3" x 12' 1" (3.42m x 3.69m)

ENSUITE

3' 1" x 6' 8" (0.94m x 2.02m)

BEDROOM TWO

8' 10" x 13' 0" (2.68m x 3.95m)

BEDROOM THREE

10' 0" x 8' 6" (3.06m x 2.60m)

BEDROOM FOUR

9' 10" x 8' 1" (3.00m x 2.47m)

BATHROOM

5' 7" x 5' 4" (1.71m x 1.63m)

TOTAL SQUARE FOOTAGE

119.0 sq.m (1281 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, solar panels, underfloor heating, all carpets and some curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - Cable. Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

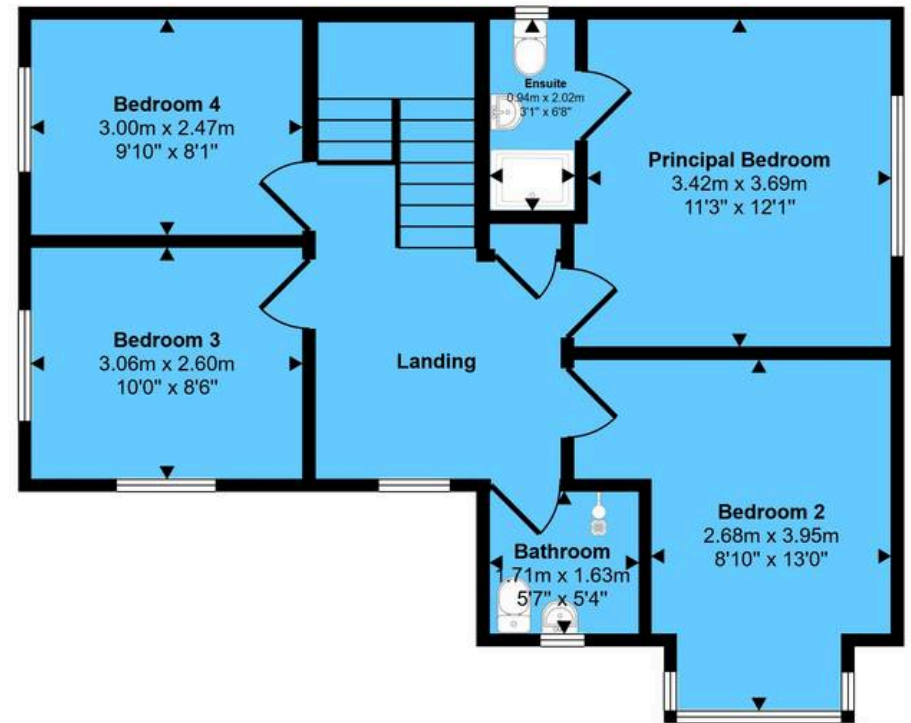
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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.
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
119 sq m / 1281 sq ft



Ground Floor
Approx 59 sq m / 637 sq ft



First Floor
Approx 60 sq m / 644 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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