



Mirfield Road, Solihull

Guide Price £875,000





PROPERTY OVERVIEW

This exceptional four bedroom detached family home is situated on a highly sought after road in Solihull, offering an outstanding blend of space, style, and practicality. The property has been thoughtfully extended and remodelled, providing flexible accommodation over three floors and making it ideal for modern family living. Upon entering, you are greeted by a spacious entrance hallway that leads to two large and versatile reception rooms (a formal dining room and an excellent living room), both of which offer the perfect setting for entertaining or relaxing with family. The heart of the home is the impressive open plan kitchen/dining and family room, which is flooded with natural light, creating a welcoming and sociable space for every-day living. This area is complemented by a practical utility room and a guest cloakroom, which in turn provides access to the twin garage (offering ample storage and parking options). On the first floor, you will find three generously sized bedrooms, including a principal bedroom with a large en-suite, while the remaining bedrooms are serviced by a well-appointed family bathroom. A spacious home office is also located on this floor, providing a comfortable and productive environment for remote working or study, with enough space for more than one person.



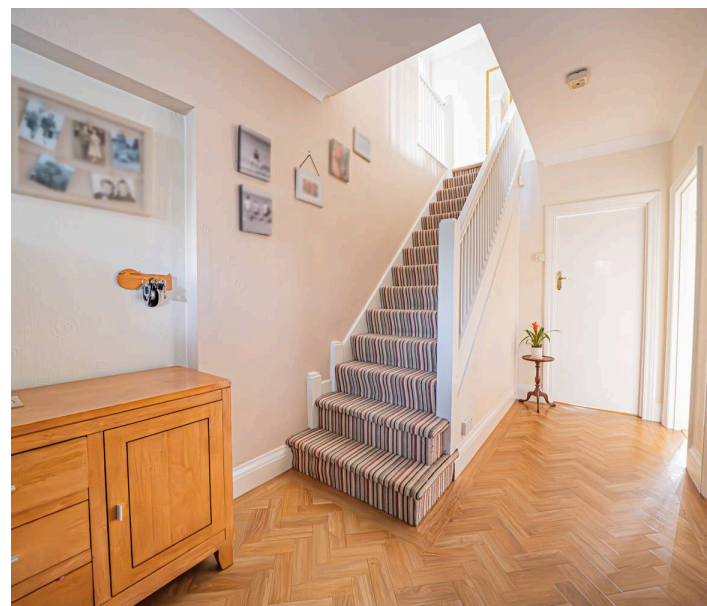
The second floor boasts a bright and spacious double bedroom with its own separate shower room, making it ideal for guests or older children seeking privacy. The property is perfectly positioned close to a range of local amenities and highly regarded schools, making it a convenient choice for families. Outside enjoys a beautifully maintained landscaped rear garden with large patio seating area. The driveway to the front of the property provides ample parking for multiple vehicles, ensuring convenience for residents and visitors alike. This superb family home combines generous proportions with a high standard of finish throughout, and its flexible layout ensures it can adapt to the evolving needs of a modern family. Early viewing is highly recommended to fully appreciate the quality and versatility of this outstanding property in one of Solihull's most desirable locations.

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





- Superb Four Bedroom Detached Family Home
- Close To All Local Amenities & Schools
- Significantly Extended & Thoughtfully Remodeled
- Set Over Three Floors
- Two Large & Versatile Reception Rooms
- Open Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light Throughout
- Four Generously Sized Bedrooms
- Two Bathrooms & En-Suite
- Excellent Home Office

PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 7" x 15' 3" (3.52m x 4.65m)

DINING ROOM

11' 7" x 19' 5" (3.52m x 5.93m)

KITCHEN/DINING & FAMILY ROOM

14' 6" x 25' 4" (4.42m x 7.72m)

UTILITY

5' 10" x 7' 3" (1.79m x 2.21m)

WC

INTEGRAL TWIN GARAGE

GARAGE ONE

6' 9" x 15' 8" (2.07m x 4.77m)

GARAGE TWO

7' 7" x 15' 7" (2.31m x 4.74m)

FIRST FLOOR

HOME OFFICE

6' 0" x 23' 3" (1.82m x 7.08m)

PRINCIPAL BEDROOM

11' 7" x 16' 0" (3.53m x 4.87m)

ENSUITE

9' 2" x 5' 11" (2.79m x 1.80m)



BEDROOM TWO

11' 9" x 15' 11" (3.59m x 4.85m)

BEDROOM THREE

7' 10" x 13' 11" (2.38m x 4.24m)

BATHROOM

5' 7" x 9' 0" (1.69m x 2.74m)

SECOND FLOOR

BEDROOM FOUR

10' 5" x 16' 2" (3.18m x 4.93m)

SHOWER ROOM

7' 11" x 4' 10" (2.42m x 1.47m)

TOTAL SQUARE FOOTAGE

241.0 sq.m (2593 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

MAINTAINED LANDSCAPE GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Extractor, Bosch microwave, Siemens fridge, Bosch warming drawer, underfloor heating, garden shed, electric garage door, all carpets, curtains, blinds and light fittings, office cupboards and fitted wardrobes in three bedrooms.

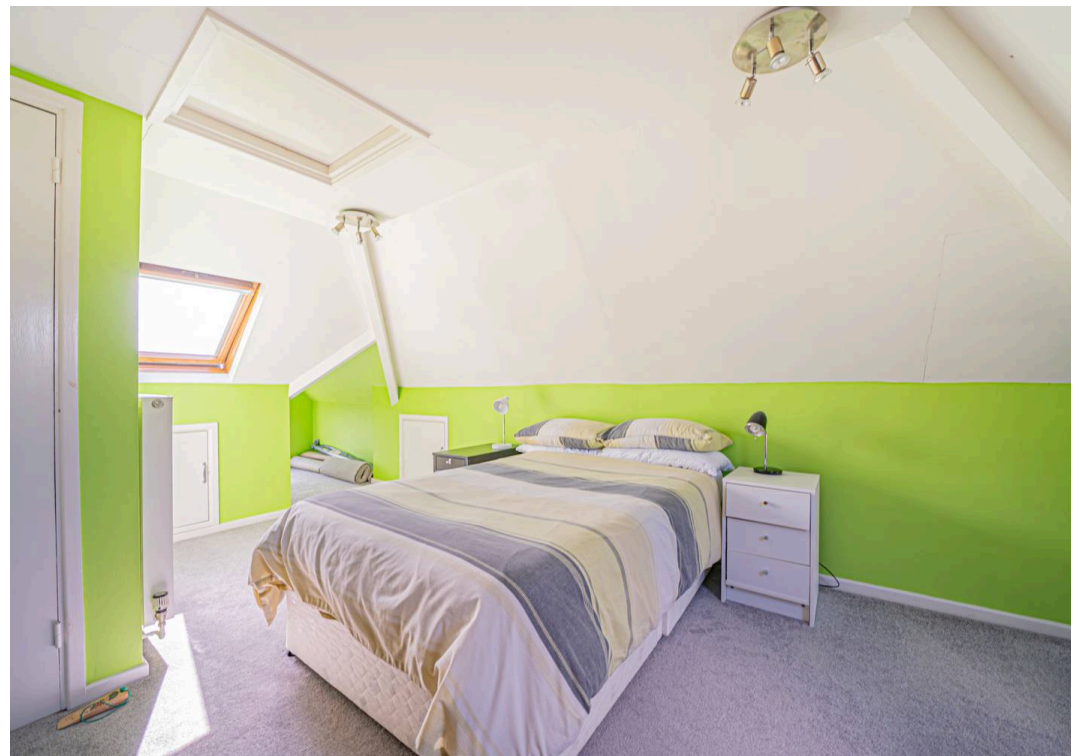
ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).



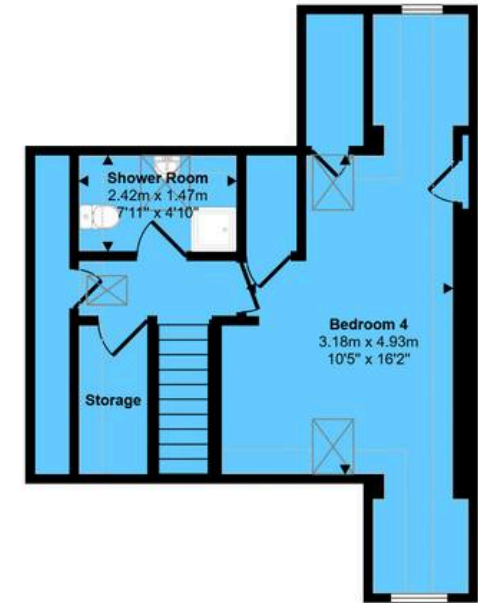
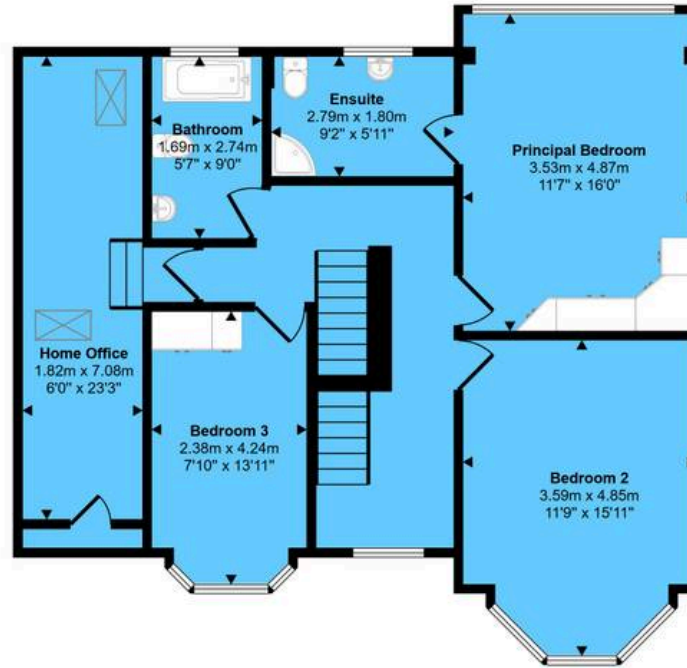
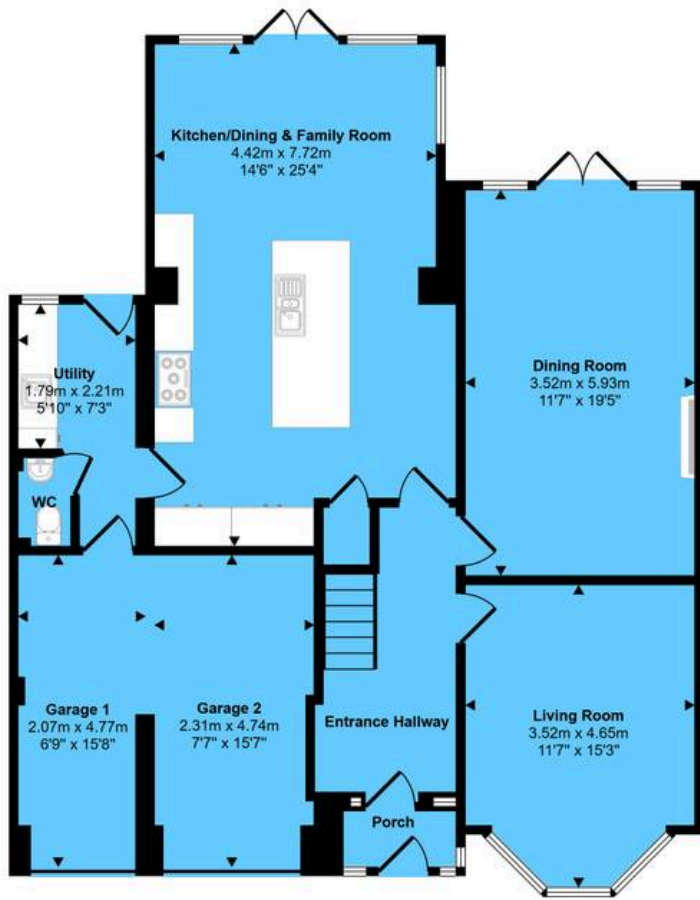
INFORMATION FOR POTENTIAL BUYERS

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
241 sq m / 2593 sq ft



Denotes head height below 1.5m

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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