Huntley Drive, Solihull

Guide Price **£445,000**

xact HOMES

PROPERTY OVERVIEW

This beautifully presented three bedroom detached family home, with the benefit of no upward chain, is situated on a quiet road in Solihull, offering convenient access to local amenities and highly regarded schools. The property welcomes you with a hallway, with downstairs WC, that leads into a spacious living room, featuring a charming bay window that floods the space with natural light and provides an ideal setting for relaxation or entertaining guests. The breakfast kitchen is thoughtfully designed with ample work surfaces and storage solutions, as well as plenty of room for a dining table, making it a perfect spot for family meals or casual gatherings. Upstairs, the home offers three well-proportioned bedrooms, including two generously sized doubles and a versatile single that could serve as a child's room, study or guest space. Each bedroom benefits from a pleasant outlook and is serviced by a modern family bathroom, finished to a high standard with contemporary fittings. The property further benefits from an abundance of natural light throughout, creating a warm and welcoming atmosphere in every room. Outside enjoys a wonderful rear garden with well established borders and shrubs.

Additional features include a driveway with space for multiple vehicles, leading to a single garage that provides secure parking or useful storage. This impressive home combines comfort, practicality and style, making it an excellent choice for families seeking a peaceful yet well-connected location in the heart of Solihull. Early viewing is highly recommended to appreciate the quality and spaciousness on 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: D

Tenure: Freehold

- Delightful Three Bedroom Detached Family Home
- No Upward Chain
- Set On A Quiet Cul-De-Sac Close To All Local Schools & Amenities
- Abundance Of Natural Light Throughout
- Spacious Living Room With Feature Bay Window
- Large Breakfast Kitchen With Ample Work Surfaces
- Two Double Bedrooms & Versatile Single
- Modern Family Bathroom
- Beautiful Rear Garden With Well Established Borders

HALLWAY

WC

LIVING ROOM
15' 1" x 16' 4" (4.59m x 4.97m)

BREAKFAST KITCHEN
15' 1" x 8' 6" (4.60m x 2.60m)

FIRST FLOOR

BEDROOM ONE
8' 3" x 11' 9" (2.51m x 3.59m)

BEDROOM TWO
8' 2" x 9' 5" (2.50m x 2.86m)

BEDROOM THREE
6' 4" x 6' 6" (1.93m x 1.97m)

BATHROOM
5' 10" x 5' 6" (1.79m x 1.68m)

OUTSIDE THE PROPERTY

GARAGE
8' 5" x 16' 11" (2.56m x 5.15m)

TOTAL SQUARE FOOTAGE
79.0 sq.m (854 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFUL REAR GARDEN

ITEMS INCLUDED IN THE SALE

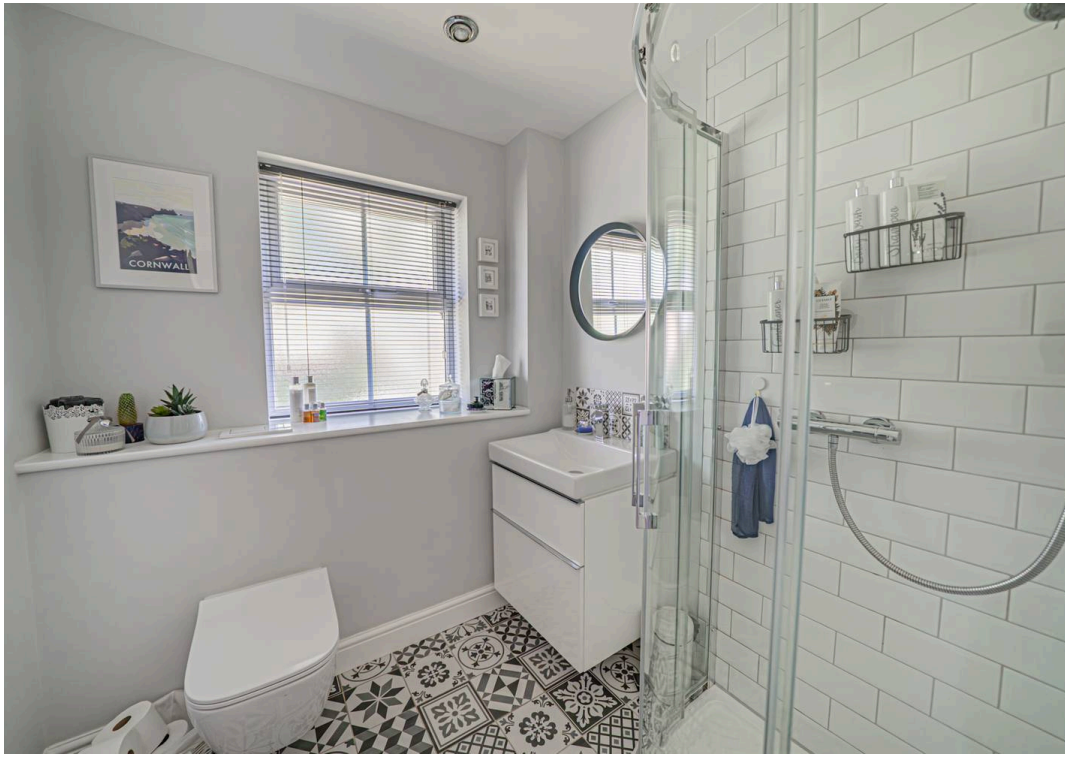
Bosch integrated oven, Bosch integrated hob, Bosch fridge, Beko dishwasher, Tiger garden shed and all carpets.

ADDITIONAL INFORMATION

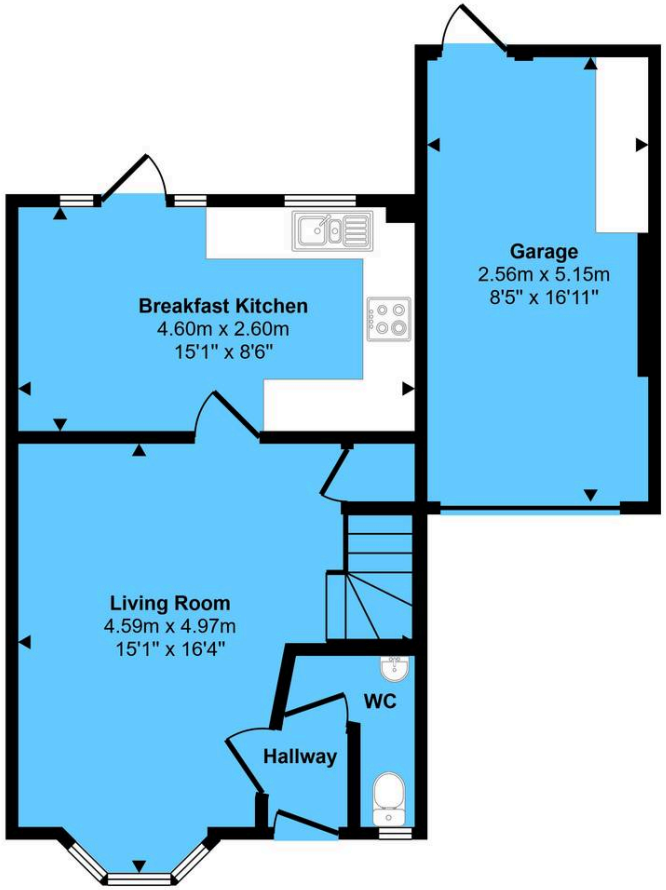
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises) Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

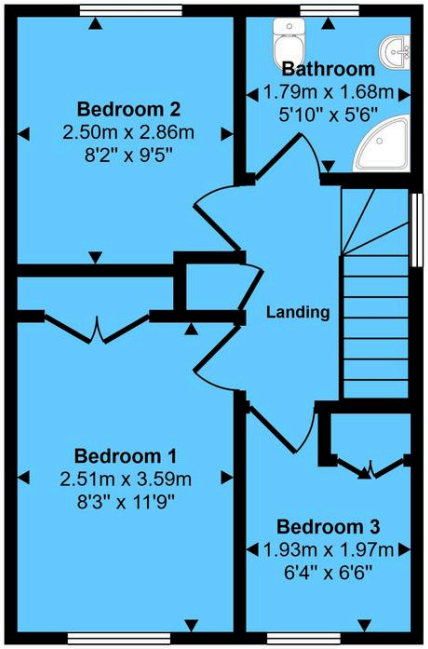
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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


CORNWALL

Approx Gross Internal Area
79 sq m / 854 sq ft



Ground Floor
Approx 47 sq m / 509 sq ft



First Floor
Approx 32 sq m / 345 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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