Stoney Close, Solihull

Guide Price **£600,000**

xact HOMES

PROPERTY OVERVIEW

This impressive five bedroom detached family home is ideally positioned on a quiet cul-de-sac, offering a superb setting close to all local amenities and sought-after schools, with the added advantage of no upward chain. The property welcomes you through a spacious entrance hallway, which provides ample storage space and sets the tone for the generous accommodation throughout. The ground floor features two well-proportioned reception rooms, including a bright and airy living room perfect for relaxing or entertaining, and a versatile dining room that can easily accommodate family gatherings or more formal occasions. The open plan kitchen and breakfast room is thoughtfully designed, providing plenty of space for casual dining and every-day living, while the extended family room at the rear offers exceptional flexibility, making it ideal as a home office, gym, or playroom to suit your individual needs. Additional ground floor amenities include a guest cloakroom, a practical utility room, and access to the single garage, ensuring convenience for busy family life. Upstairs, the accommodation continues to impress with five bedrooms, including a generous principal bedroom that benefits from its own en-suite shower room for added privacy and comfort. There are three further double bedrooms, each offering ample space for family or guests, as well as a fifth single bedroom that could also serve as a dedicated office or nursery all served by family bathroom.

Outside enjoys a low maintenance private rear garden with patio seating area. The property also boasts a driveway with parking for multiple vehicles (ideal for families with several cars or visitors). This home is presented to a high standard throughout, offering a wonderful opportunity for those seeking a substantial family residence in a peaceful yet convenient location. With its flexible living spaces, excellent bedroom sizes, and practical features, this property is perfectly suited to growing families or those seeking space to work from home. Early viewing is highly recommended to appreciate the quality and versatility 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: F

Tenure: Freehold

- Impressive Five Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet & Sought After Cul-De-Sac
- Abundance Of Natural Light Throughout
- Spacious Living Room & Versatile Dining Room
- Open Plan Breakfast Kitchen
- Utility & Single Garage
- Principal Bedroom With En-Suite
- Low Maintenance Rear Garden

ENTRANCE HALLWAY
9' 4" x 15' 4" (2.84m x 4.68m)

WC

LIVING ROOM
11' 7" x 16' 10" (3.54m x 5.13m)

DINING ROOM
11' 6" x 9' 9" (3.51m x 2.97m)

BREAKFAST KITCHEN
11' 11" x 14' 11" (3.62m x 4.55m)

UTILITY
7' 5" x 7' 11" (2.27m x 2.41m)

FAMILY ROOM
7' 5" x 18' 3" (2.25m x 5.57m)

INTEGRAL GARAGE
7' 9" x 13' 1" (2.36m x 4.00m)

FIRST FLOOR

PRINCIPAL BEDROOM
11' 9" x 15' 4" (3.59m x 4.68m)

ENSUITE
12' 0" x 4' 11" (3.67m x 1.49m)

BEDROOM TWO
17' 2" x 10' 10" (5.24m x 3.31m)

BEDROOM THREE
7' 7" x 13' 9" (2.32m x 4.20m)

BEDROOM FOUR
7' 10" x 11' 4" (2.39m x 3.45m)

BEDROOM FIVE
6' 6" x 8' 2" (1.98m x 2.48m)

BATHROOM
8' 9" x 6' 9" (2.66m x 2.05m)

TOTAL SQUARE FOOTAGE
172.0 sq.m (1855 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE PRIVATE REAR GARDEN WITH PATIO

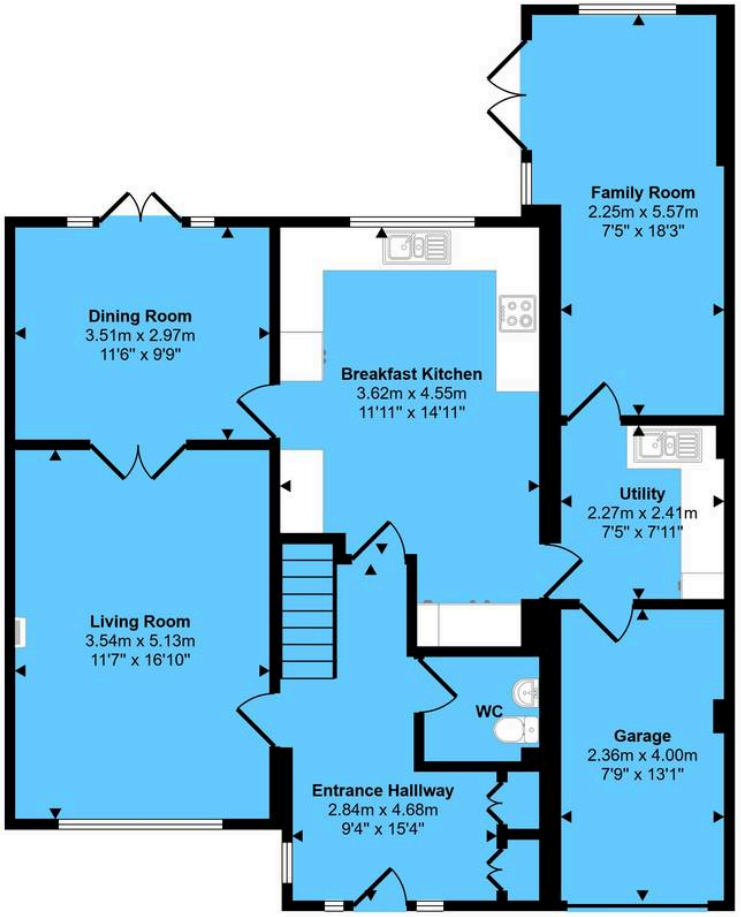
ITEMS INCLUDED IN THE SALE
Integrated oven, Integrated hob, extractor, fridge, freezer, dishwasher, washing machine, electric garage door, all carpets, curtains, blinds and light fittings and wardrobes in all five bedrooms.

ADDITIONAL INFORMATION
Services – mains gas, electricity and sewers.
Broadband – FTTP (fibre to the premises).

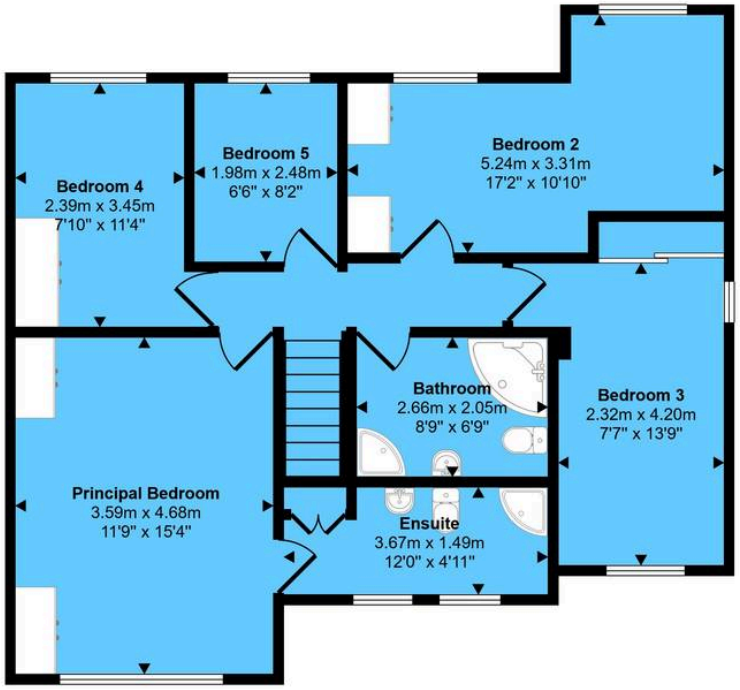
INFORMATION FOR POTENTIAL BUYERS

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
172 sq m / 1855 sq ft



Ground Floor
Approx 97 sq m / 1040 sq ft



First Floor
Approx 76 sq m / 815 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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