

HUNTERS[®]

HERE TO GET *you* THERE



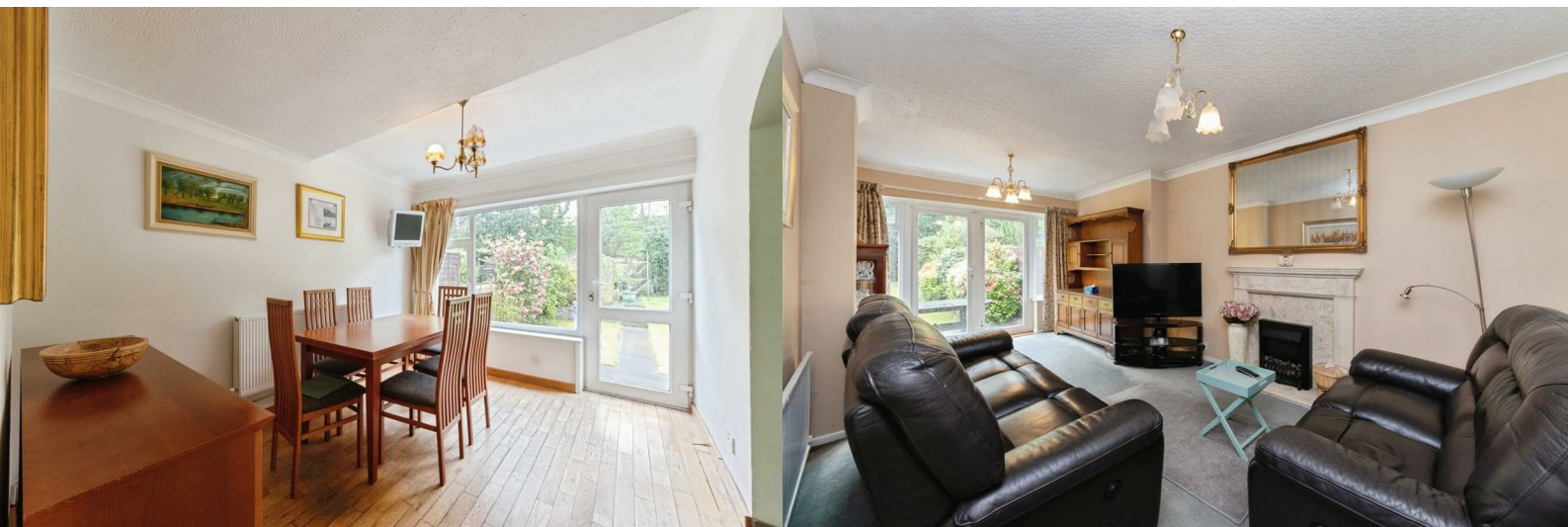
Leaffield Road

Solihull, B92 8NY

Offers Over £450,000



Council Tax: D



28 Leafield Road

Solihull, B92 8NY

Offers Over £450,000



Information

This generously extended five-bedroom semi-detached home is offered to the market with no onward chain, making it an ideal choice for a smooth and swift purchase. Thoughtfully arranged and well suited to modern family living, the property combines spacious interiors with practical features throughout.

Upon arrival, the home is set back from the road behind a neatly maintained lawn and a block-paved driveway that provides ample off-road parking and access to the garage. An enclosed porch leads into a welcoming entrance hall, where stairs rise to the first floor and doors open into the principal living spaces.

To the front, a bright and comfortable lounge is enhanced by a bay window and an attractive fireplace, creating a cosy yet elegant setting. To the rear, a substantial second reception offering a versatile space for relaxing or entertaining, with French doors opening directly onto the garden and allowing plenty of natural light to flood in.

The extended kitchen is fitted with sleek, contemporary units and integrated appliances, providing both style and functionality. This space flows seamlessly into a dining and breakfast area, perfect for everyday family meals or social gatherings, with direct access out to the rear garden. A useful ground floor shower room and internal access to the garage add further convenience.

Upstairs, the property continues to impress with five well-proportioned bedrooms, offering flexibility for growing families, guests, or home working. The family bathroom is fitted with a four-piece suite, providing both a bath and separate shower.

Externally, the south-facing rear garden enjoys plenty of sunshine and offers a pleasant outdoor retreat, mainly laid to lawn with a patio area, mature planting, and a large timber shed for additional storage.

Location

Located in the highly desirable area of Solihull, the property benefits from excellent local amenities, including highly regarded schools, parks, a wide selection of restaurants and bars, and superb shopping facilities such as Touchwood and Resorts World. The area is also exceptionally well connected, with easy access to major motorway links and transport hubs, including Birmingham International Airport, the NEC, and nearby railway stations.

Living Room

12'11 x 11'9 (3.94m x 3.58m)

Sitting Room

19'0 x 11'8 (5.79m x 3.56m)

Dining Room

11'9 x 9'4 (3.58m x 2.84m)

Kitchen

15'4 x 7'2 (4.67m x 2.18m)

Bedroom One

13'5 x 9'7 (4.09m x 2.92m)

Bedroom Two

11'11 x 10'6 (3.63m x 3.20m)

Bedroom Three

11'11 x 9'4 (3.63m x 2.84m)

Bedroom Four

11'2 x 9'4 (3.40m x 2.84m)

Bedroom Five

8'2 x 6'2 (2.49m x 1.88m)

Bathroom

8'2 x 7'4 (2.49m x 2.24m)

Garage

20'1 x 9'5 (6.12m x 2.87m)

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band D.

Services

Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers

Fixtures And Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

Agent Notes

We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.



Road Map



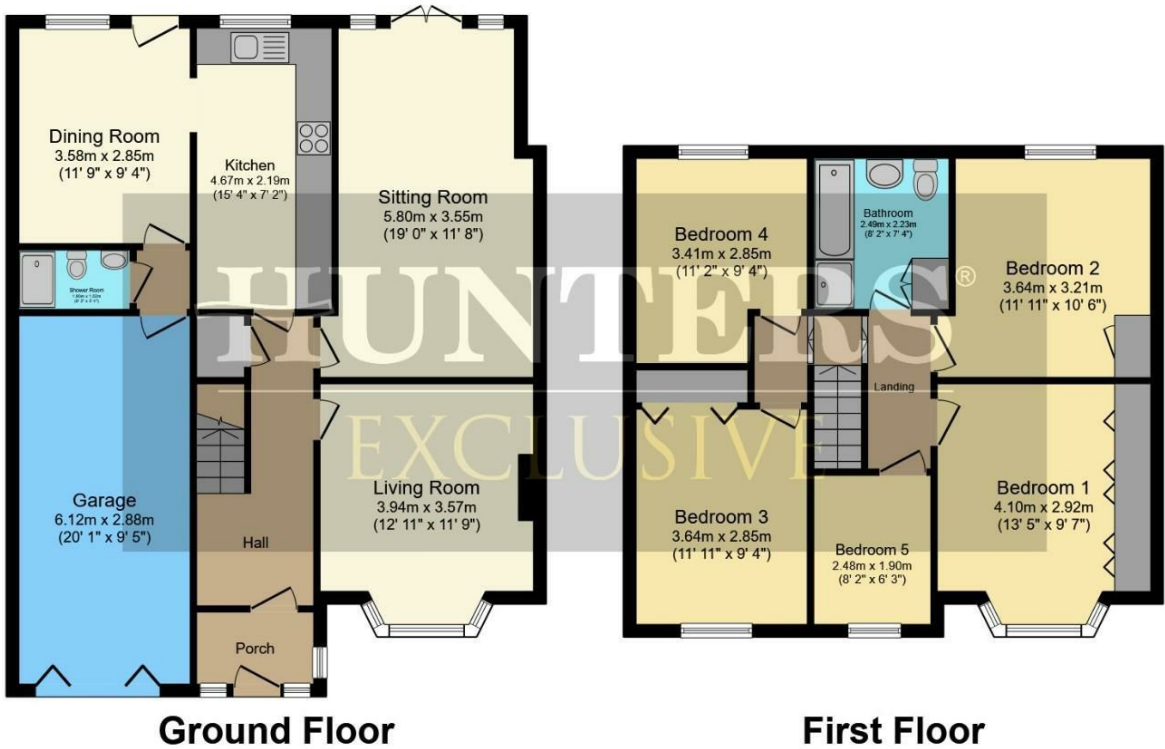
Hybrid Map



Terrain Map



Floor Plan



Total floor area 152.9 sq.m. (1,646 sq.ft.) approx

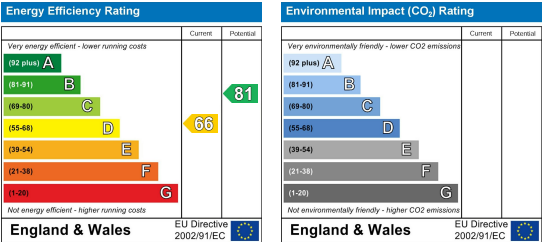
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.