



Woodfield Road
Solihull, B91 2DN


Spa Estates
— est. 1986 —















































Woodfield Road

Occupying a prime position on the highly regarded Woodfield Road, this beautifully presented detached family home offers generous and thoughtfully arranged accommodation in one of Solihull's most desirable residential settings.

The property has been meticulously maintained and enhanced by the current owners, creating a home that effortlessly combines elegant interiors with practical family living. Extending to four well-proportioned bedrooms, family bathroom and multiple reception spaces, the house provides excellent flexibility for modern lifestyles.

Upon entering, a stunning hallway featuring herringbone LVT flooring and wall panelling welcomes you. The wonderfully light and bright kitchen / dining room offers an ideal setting for entertaining and views onto the garden, while the impressive living room provides a comfortable family retreat, centred around a traditional look fireplace and complemented by large bay window.

The kitchen / dining room forms the heart of the home and has been fitted with an attractive range of quality in-frame cabinetry, complemented by quartz work surfaces and integrated appliances. The space enjoys an abundance of natural light from the full width aluminium bi-fold doors and provides ample room for informal and formal dining.

Adjoining the kitchen is a useful playroom or office as well as laundry area together with a guest cloakroom, garage access and side access to the garden.

The first floor offers four bedrooms. The principal bedroom provides an excellent private sanctuary, while the remaining bedrooms offer versatile accommodation suitable for family members, guests or home working. The contemporary bathroom features a stylish shower and stand-alone bath.

Externally, the property continues to impress. To the rear, a good sized, south-facing, mature garden provides a private and tranquil outdoor setting, ideal for both relaxation and entertaining. Mature planting, established borders and attractive seating areas create a wonderful extension of the living space.

To the front, a driveway provides ample off-road parking and leads to the integral garage, offering additional storage and practical space.

One of the property's most appealing features is its proximity to nature. Beyond neighbouring roads lies an attractive area of beech and bluebell woodland, leading through to open fields popular with walkers and dog owners, providing a wonderful balance between town and countryside living.

Location

Woodfield Road is widely regarded as one of Solihull's most sought-after residential addresses, offering exceptional convenience for families and commuters alike.

Solihull Town Centre is within walking distance and provides an extensive selection of shops, restaurants, cafés and leisure facilities, including Touchwood Shopping Centre, John Lewis and Waitrose. The town continues to be recognised as one of the most desirable places to live in the West Midlands, thanks to its combination of excellent amenities, attractive green spaces and strong transport connections.

The property is particularly well placed for access to several highly regarded schools. Greswold Primary School is within easy walking distance, while secondary education is well served by nearby schools including Tudor Grange Academy, Alderbrook School, Lode Heath School and St Peter's Catholic School.

For commuters, Solihull Railway Station offers direct services to Birmingham, Warwickshire and London Marylebone, while excellent road links are available via the A41, M42 and M40. Birmingham International Airport, Birmingham International Railway Station, the NEC and Resorts World are all easily accessible.

Residents can also enjoy a variety of nearby parks and recreational facilities, including Brueton Park, Malvern Park and Elmdon Park, all of which provide extensive green space, walking routes and leisure opportunities.

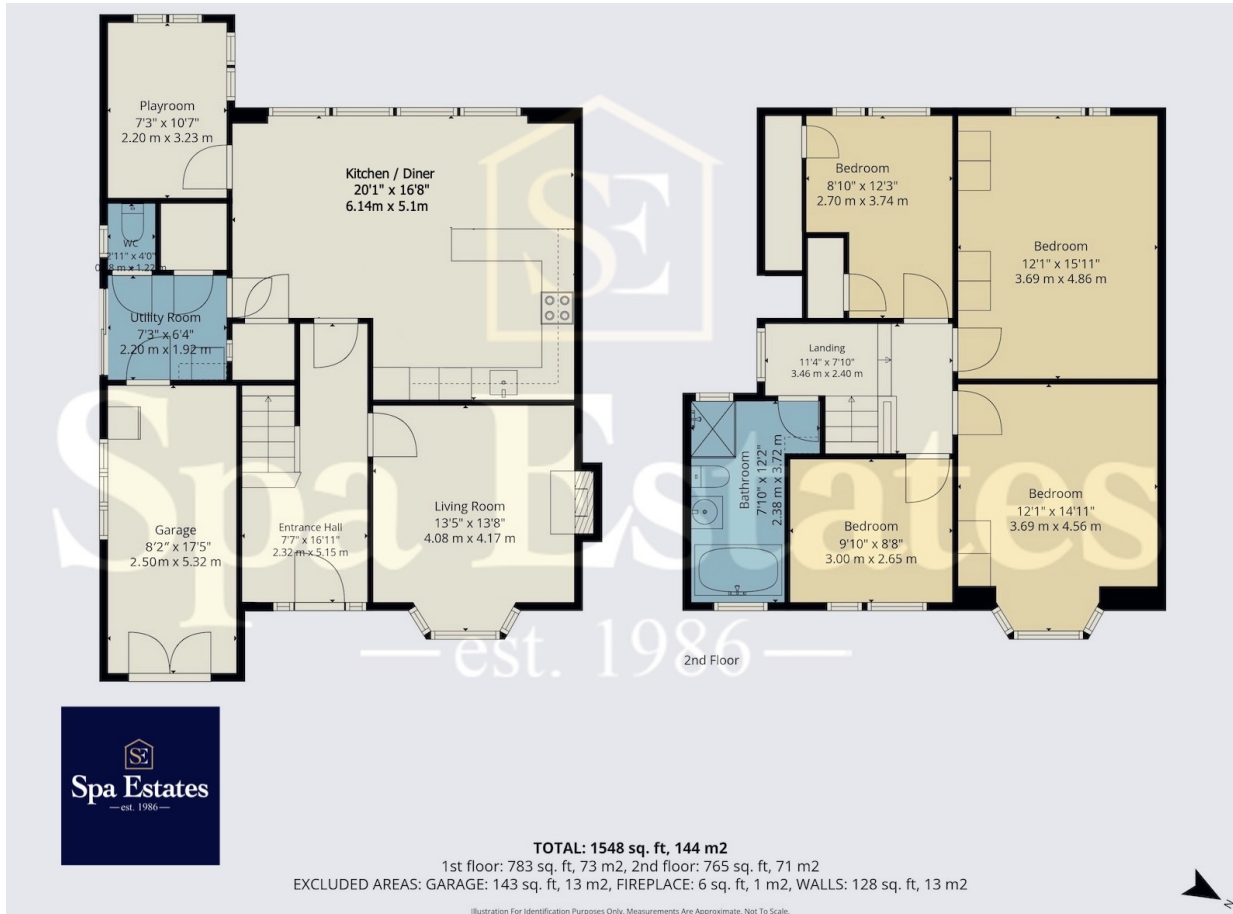
Location - Solihull.

Services - Mains water, electricity, drainage and telephone.

Local Authority - Solihull Council.

Viewing Arrangements - Strictly via the vendors sole agents Spa Estates on 01926 754080.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the number listed on the brochure. Copyright © 2024 Spa Estates Limited. Registered in England and Wales. Company Reg. No.15206846 Registered Office: Nelson House, 2 Hamilton Terrace, Leamington Spa, CV32 4LY. Printed May 2024





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