

Ferndown Road, Solihull

Guide Price £599,950

xact HOMES







PROPERTY OVERVIEW

This spacious four bedroom detached family home is set on a quiet and sought after road, offering a wonderful setting for family living. The property, offered to the market with the benefit of no upward chain, is ideally located close to all local amenities and highly regarded schools, making it an excellent choice for those seeking both convenience and a peaceful environment. Thoughtfully remodelled and extended, the house is well presented throughout and features a large entrance hallway with a guest cloakroom. The ground floor offers two generous reception rooms, each versatile in use, providing ample space for entertaining, relaxing, or accommodating a home office. The heart of the home is a stunning open plan kitchen and dining area, filled with natural light and designed for both every-day living and hosting guests. A practical utility room provides access to the single garage, offering further storage and functionality. Upstairs, you will find four generously sized bedrooms. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom, ensuring comfort and convenience for all.

Outside, the property enjoys a private rear garden laid mainly to lawn, offering a secure and tranquil space for children to play or for relaxing and entertaining in the warmer months.







The front of the property features ample parking on the driveway, suitable for multiple vehicles, and easy access to the garage. The overall plot is well maintained, with neat boundaries and a welcoming approach, enhancing the property's kerb appeal. This home provides a perfect balance of indoor and outdoor living, making it a superb choice for families looking to settle in a desirable residential area.

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



- Delightful Four Bedroom Detached Family Home
- No Upward Chain
- Abundance Of Natural Light Throughout
- Prime Location Close To All Local Amenities & Schools
- Two Large Reception Rooms
- Excellent Open Plan Kitchen / Dining Room
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden With Large Lawn Section
- Ample Parking For Multiple Vehicles

PORCH

ENTRANCE HALLWAY

WC

RECEPTION ROOM ONE
12' 4" x 15' 7" (3.76m x 4.76m)

RECEPTION ROOM TWO
9' 9" x 19' 0" (2.98m x 5.78m)

KITCHEN
9' 2" x 20' 3" (2.80m x 6.17m)

DINING AREA
7' 11" x 8' 5" (2.41m x 2.57m)

UTILITY
7' 7" x 10' 3" (2.31m x 3.13m)

INTEGRAL GARAGE
8' 5" x 20' 4" (2.56m x 6.19m)

FIRST FLOOR



PRINCIPAL BEDROOM
15' 11" x 10' 0" (4.86m x 3.04m)

ENSUITE
5' 9" x 5' 9" (1.74m x 1.74m)

BEDROOM TWO
8' 10" x 12' 6" (2.69m x 3.81m)

BEDROOM THREE
8' 3" x 12' 10" (2.51m x 3.92m)

BEDROOM FOUR
9' 8" x 7' 6" (2.94m x 2.28m)

BATHROOM
5' 1" x 9' 9" (1.56m x 2.97m)

TOTAL SQUARE FOOTAGE
161.0 sq.m (1731 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE
AEG integrated oven, AEG integrated hob, AEG extractor, Kenwood microwave, Bosch dishwasher, washing machine, solar panels, solar storage battery, garden shed, all carpets, curtains, blinds and light fittings, CCTV, car charging point (fitted 2021) and fitted wardrobes in four bedrooms.

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

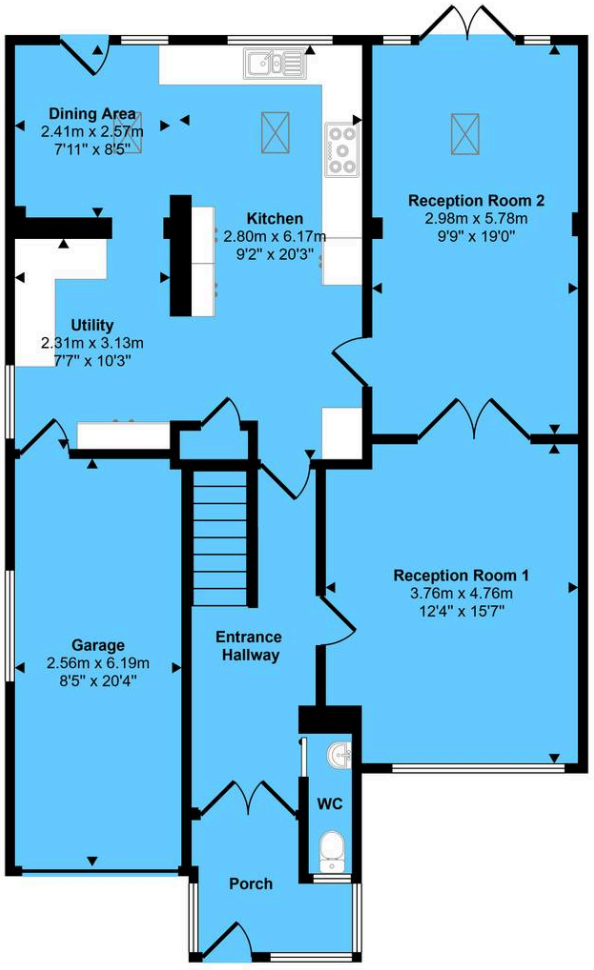




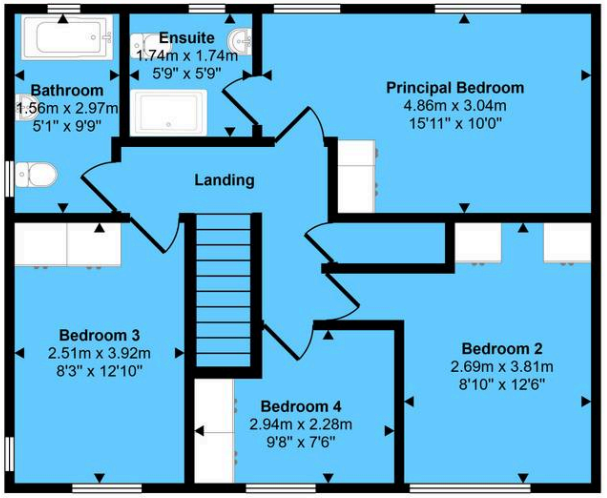




Approx Gross Internal Area
161 sq m / 1731 sq ft



Ground Floor
Approx 102 sq m / 1093 sq ft



First Floor
Approx 59 sq m / 638 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.

Xact Homes
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk