



Reservoir Road, Solihull

Guide Price £535,000





PROPERTY OVERVIEW

This well presented four bedroom semi-detached family home is situated on a highly sought after road in Solihull and has been thoughtfully extended and remodelled to offer flexible and spacious accommodation over three floors. Upon entering the property, a generous entrance hallway welcomes you and leads into a large dual aspect dining and living room, providing an ideal space for both relaxing and entertaining. The open plan kitchen/dining room is a particular highlight, flooded with natural light and featuring double doors that seamlessly connect to the rear garden (perfect for family gatherings or formal dining). Adjacent to the kitchen, a large utility room with guest toilet adds convenience and practicality to the layout, while a garage or store room provides valuable storage options. The first floor comprises three bedrooms, including two large doubles and a versatile single bedroom (which could be used as a study or nursery), all serviced by a well appointed family bathroom. The second floor is dedicated to a substantial double bedroom, offering privacy and flexibility for use as a fourth bedroom. The property also benefits from a driveway to the front, providing off road parking for multiple vehicles (ideal for families and visitors).





Finished to a high standard throughout, this home combines modern living with thoughtful design and is perfectly suited to growing families or those seeking ample living space in a desirable Solihull location. The property offers further scope for extension subject to necessary planning permission. Early viewing is highly recommended to fully appreciate the quality, size, and versatility of accommodation 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: E

Tenure: Freehold



- Well Presented Four Bedroom Semi-Detached Family Home
- Thoughtfully Extended & Remodelled
- Set Over Three Floors
- Dual Aspect Dining Room & Living Room
- Open Plan Kitchen / Dining Room
- Abundance Of Natural Light Throughout
- Three Double Bedrooms & Versatile Single
- Family Bathroom
- Practical Utility & Garage Store
- Excellent Rear Garden & Patio Seating Area



PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 3" x 14' 4" (3.42m x 4.36m)

DINING ROOM

10' 7" x 15' 8" (3.22m x 4.77m)

KITCHEN/DINING ROOM

17' 10" x 13' 7" (5.44m x 4.13m)

WC

UTILITY

10' 10" x 7' 8" (3.31m x 2.34m)

GARAGE/STORE

10' 3" x 6' 9" (3.12m x 2.07m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 15' 4" (3.90m x 4.68m)

ENSUITE

7' 8" x 2' 6" (2.33m x 0.75m)

BEDROOM TWO

10' 8" x 15' 11" (3.24m x 4.86m)

BEDROOM THREE

6' 9" x 8' 1" (2.06m x 2.47m)

BATHROOM

8' 4" x 6' 3" (2.53m x 1.90m)



SECOND FLOOR

BEDROOM FOUR

10' 9" x 15' 7" (3.27m x 4.76m)

TOTAL SQUARE FOOTAGE

156.0 sq.m (1683 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

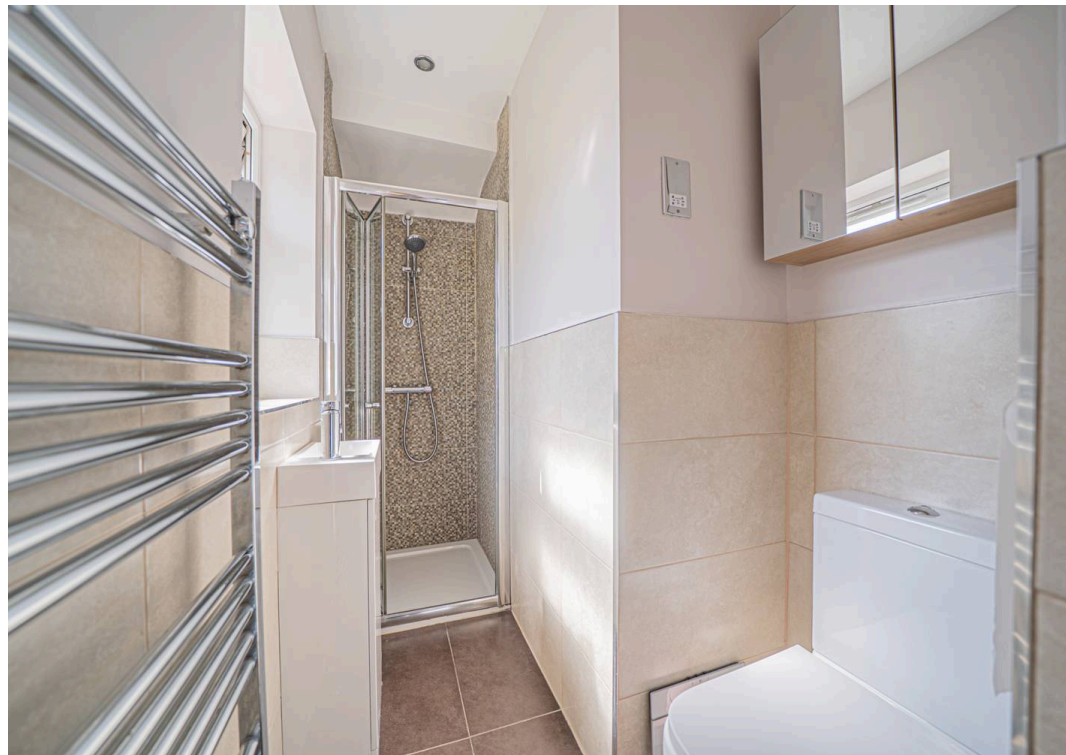
Integrated oven, integrated hob, extractor, integrated fridge, garden shed, all carpets, blinds and light fittings, some curtains and car charging point.

ADDITIONAL INFORMATION

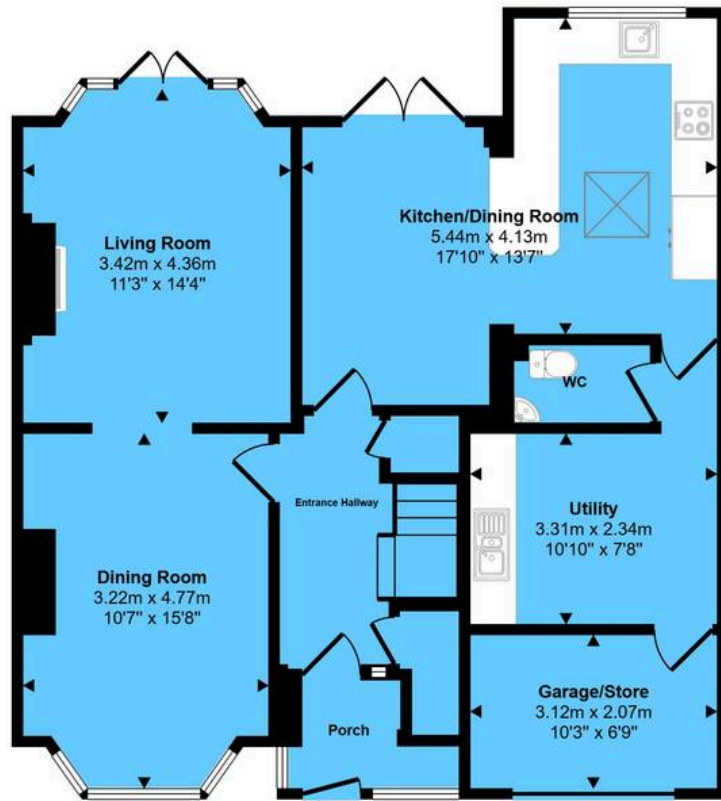
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

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.

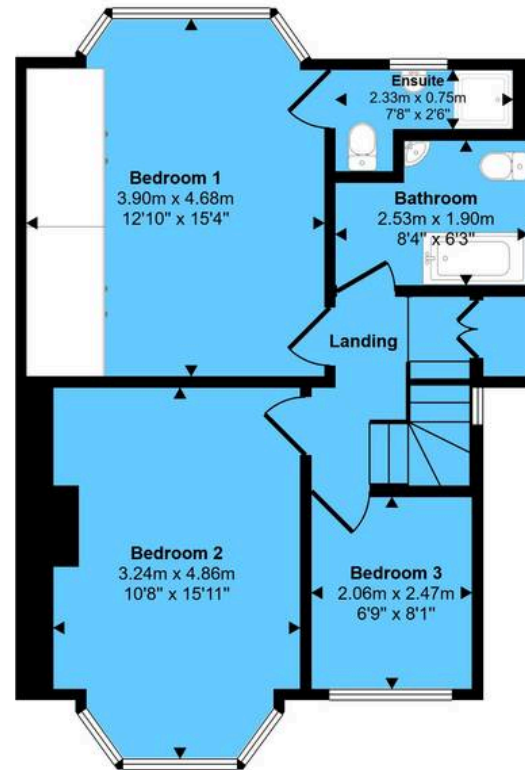


Approx Gross Internal Area
156 sq m / 1683 sq ft

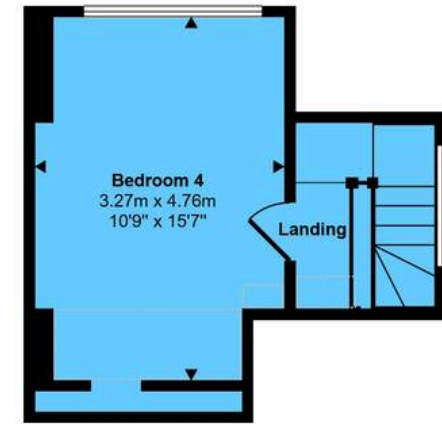


Ground Floor
Approx 82 sq m / 881 sq ft

Denotes head height below 1.5m



First Floor
Approx 53 sq m / 575 sq ft



Second Floor
Approx 21 sq m / 227 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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