





This five bedroom executive home stands proudly on one of Solihull's most prestigious beautiful tree-lined roads and surrounded by similar family homes. A perfect location for good local schooling, Solihull town centre shopping and great access to the motorway network and Solihull train station.

Immaculately decorated, fitted with high quality fixtures, fittings and lighting, and tastefully presented throughout!

This lovely home, built in the 1960's has only has a few owners during its lifetime which is testament to it being located in such a sought after neighbourhood. Since its construction the property has been enlarged and tastefully upgraded over more recent years making this a very handsome and luxurious family home with flexible living space, and still with space and potential to enlarge (STPP) for the larger and extended family.

In brief the property comprises:- canopy porch, welcoming entrance hallway, guest cloakroom, sitting room, dining room, beautiful modern fitted breakfast kitchen with appliances, family / garden room, useful study, utility / laundry, well-proportioned landing, five double bedrooms with fitted wardrobes, three en suites and family bathroom. A double garage with electric door, plenty of driveway parking and a good size landscaped garden completes the picture of this wonderful family home.

LOCATION SOLIHULL

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, a large variety of shops, café's, and cinema, as well as 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.







ADDITIONAL INFORMATION

TENURE: FREEHOLD Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains GAS, WATER, ELECTRICITY, AND MAINS DRAINAGE connected to the property. However, this must be checked by your solicitor before the exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions, etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: We understand to lie in Band G

ENERGY PERFORMANCE CERTIFICATE RATING: C We can supply you with a copy should you wish.

VIEWING: By appointment only

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements and confirm what is included in the property with their solicitor. We as agents have not tested the working order of any fixtures, fittings, or appliances, this is the responsibility of the buyer should they wish to do so. We have a Company complaints procedure in place, please ask for more details.



MONEY LAUNDERING REGULATIONS Prior to a sale being agreed upon, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





16 Woodside Way, Solihull

Main House Area 2900.38 square feet

Garage Area 328.62 square feet

Total Area 3229 square feet

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	71	79
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	71	79
E		
(21-38)		
F		
(1-20)	71	79
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor

First Floor



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