

AP MORGAN



White House Close, Solihull
Offers Over £800,000

Features:

- Chain Free!
- Five Bedroom Extended Detached Family Home
- Versatile Guest Bedroom Suite with Shower Room
- Spacious Lounge/Dining Room Ideal for Family Living
- Modern Fitted Kitchen with Adjoining Family Room
- Principal Bedroom with En-Suite Shower Room
- Large Private Driveway Providing Ample Off-Road Parking
- Beautifully Landscaped Rear Garden with Entertainment Area
- Excellent Solihull School Catchment Including Tudor Grange Academy

Description:

Situated in a highly sought-after residential location, this beautifully presented and thoughtfully extended five-bedroom detached family home offers an exceptional amount of living space, perfectly designed for modern family life. With multiple reception areas, generous bedrooms and a flexible layout, this is a home where families can comfortably grow, entertain and create lasting memories.

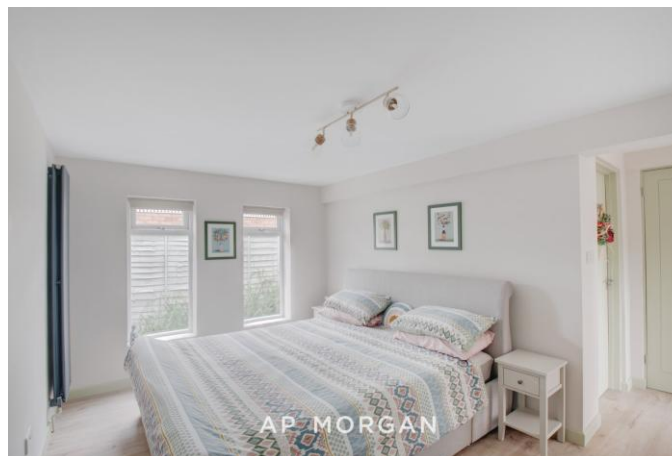
The property is approached via a large private driveway providing ample off-road parking. Stepping inside, you are welcomed by a spacious entrance hall which sets the tone for the accommodation beyond. The heart of the home is the modern kitchen, which flows seamlessly into a cosy family room, creating the perfect space for busy mornings, family meals and entertaining friends. The generous lounge/dining room offers plenty of space for relaxing together, while the separate utility room helps keep everyday family life organised.

A particularly valuable feature of the home is the versatile ground-floor guest suite, complete with its own shower room. Ideal for visiting relatives, older children seeking independence, or those requiring multi-generational living, this flexible space could also be adapted to suit a variety of needs. In addition, there is a useful storeroom and the option to convert this area back into a double garage if desired.

Upstairs, the spacious principal bedroom provides a peaceful retreat and benefits from its own en-suite shower room. Three further well-proportioned bedrooms offer excellent accommodation for children, guests or a home office, all served by a modern family bathroom.

Outside, the beautifully maintained rear garden has been designed with family enjoyment in mind. Offering a wonderful blend of lawn and patio space, it provides the perfect setting for children to play, summer barbecues and outdoor entertaining with family and friends.

Conveniently located close to local shops, restaurants and everyday amenities, the property also benefits from excellent transport links and falls within the catchment area of some of Solihull's most highly regarded schools, including Tudor Grange Academy, making it an ideal choice for families seeking both space and convenience.



Details:

Porch

Hall

Lounge/Dining Room 25'3" x 13'6" (7.7m x 4.11m)

Family Room 11'1" x 11'1" (3.38m x 3.38m)

Breakfast Kitchen 15'9" x 8'8" (4.8m x 2.64m)

Utility Room 7'5" x 5'9" (2.26m x 1.75m)

Guest Bedroom 15'5" x 11'10" (4.7m x 3.6m) Both Max

Shower Room 5'8" x 5'5" (1.73m x 1.65m)

Store Room 9'8" x 8' (2.95m x 2.44m)

Landing

Principal Suite 17'6" x 12'9" (5.33m x 3.89m) Both Max

Ensuite Shower Room 8'4" x 6'5" (2.54m x 1.96m) Both Max

Bedroom 2 15'7" x 12'10" (4.75m x 3.9m)

Bedroom 3 9'8" x 8' (2.95m x 2.44m)

Bedroom 4 11'4" x 6'10" (3.45m x 2.08m)

Bathroom 10'4" x 6'10" (3.15m x 2.08m)

EPC Rating: C

Council Tax Band: F (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wiser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wisermortgageadvice.co.uk

Property to sell?

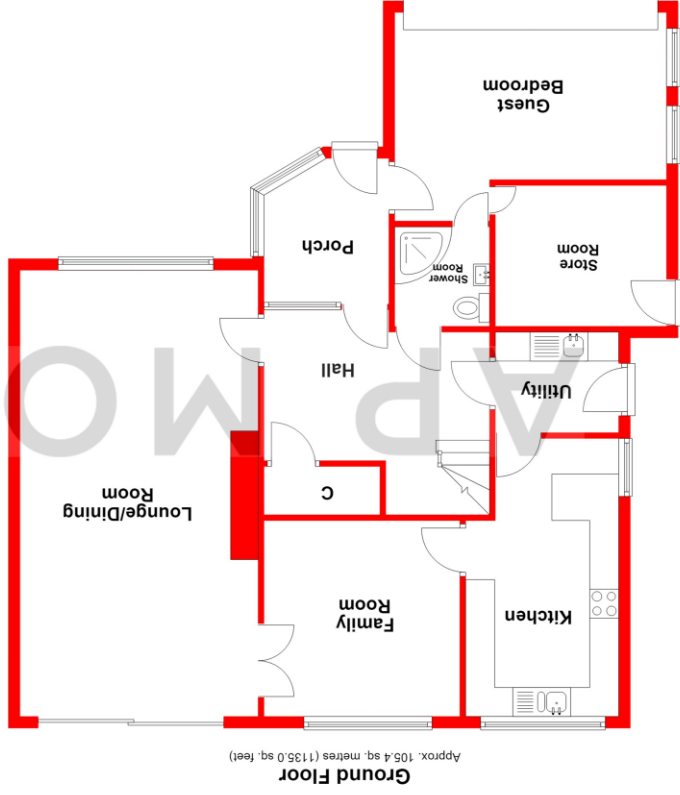
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

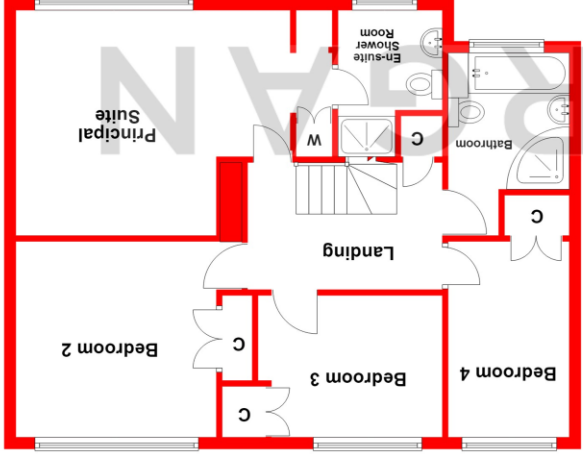
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Approx. 105.4 sq. metres (1135.0 sq. feet)



Approx. 69.2 sq. metres (744.4 sq. feet)

Total area: approx. 174.6 sq. metres (1879.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using Planip.

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