



smarthomes



- A Stunning Contemporary Detached Family Home

- Four Spacious Double Bedrooms & Glass Walled Office/Bedroom Five

- Superb Family Dining Kitchen

- Master Bedroom With Dressing Room & Luxury En-Suite Shower Room

Woodlea Drive, Solihull, West Midlands, B91 1PJ

Offers Over £1,200,000

A stunning contemporary detached family home benefiting from four spacious double bedrooms, glass walled home office/bedroom five, impressive galleried reception hall and landing, superb family dining kitchen, dual aspect lounge, master bedroom with dressing room & luxury en-suite shower room, Jack & Jill en-suite shower room, contemporary family bathroom, utility room, guest WC, landscaped rear garden with open views to parkland, double garage and off road parking.

EPC Rating – TBC. Council Tax Band – G.





## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

### **Impressive Galleried Reception Hall**

A spacious and impressive entrance with glazed balustrade staircase leading to the open gallery landing, wooden flooring, radiator, wall lighting, useful under-stairs storage cupboard, door to garage, opening to family kitchen and doors leading off to





### **Dual Aspect Lounge**

39' 3" x 16' 2" (11.96m x 4.93m) With double glazed window to front elevation, double glazed folding doors opening out to the landscaped patio to rear, three radiators, wall lighting, inset ceiling speakers and further door returning to hallway



### **Guest WC**

With enclosed cistern WC, modern wash hand basin, tiled flooring, radiator, ceiling spot lights and extractor fan

### **Superb Family Dining Kitchen to Rear**

27' 8" x 23' 11" (8.43m x 7.29m) Being fitted with a contemporary range of Intoto soft close wall, drawer and base units with complementary black Quartz work surface, inset Blanco sink with mixer tap, spray attachment and hot water tap, AEG induction hob with extractor over, inset eye-level AEG double oven, grill, steamer, microwave oven and coffee machine, integrated NEFF dishwasher and Miele fridge freezer, breakfast bar seating area, Porcelanosa solid wood flooring, double glazed picture window overlooking the rear garden and open parkland to rear, two radiators, wall





lighting, ceiling spot lights, inset ceiling speakers, built-in shelving, inset screen & computer for CCTV system, hard-wiring for wall mounted television, double glazed folding doors opening out to the rear garden and door leading into

### **Utility Room**

8' 2" x 5' 11" (2.49m x 1.8m) Having fitted high gloss wall and base units with Granite work surface, sink and drainer unit with mixer tap, four ring gas hob with air filter over, inset oven and grill, glazed splashbacks, space and plumbing for washing machine and tumble dryer, Porcelanosa solid wood flooring, radiator and ceiling spot lights

## **Accommodation on the First Floor**

### **Impressive Gallery Landing**

Having a glazed balustrade over-looking reception hallway, Velux skylight, radiator, wall lighting, inset speaker system, glazed wall looking through to home office/bedroom five and doors leading off to

### **Master Bedroom to Rear**

18' 9" x 13' 9" (5.72m x 4.19m) With double glazed French doors to Juliette balcony over-looking rear garden and open views over parkland, radiator, inset halogen ceiling spot lights, hard-wiring for wall mounted television, door to en-suite and archway leading through to

### **Dressing Room**

With bespoke illuminated hanging rails, built-in shelving, skylight window to rear, radiator and wall lighting

### **Luxury En-Suite Shower Room**

Being fitted with a modern Porcelanosa suite comprising of; over-sized walk-in shower with thermostatic rainfall shower, enclosed cistern WC and double floating wash hand basins, with complementary Porcelanosa tiling to walls and floor, radiator, extractor, shaver socket, spot lights to ceiling and double glazed window to rear

### **Bedroom Two to Rear**

16' 2" x 13' 10" (4.93m x 4.22m) With double glazed windows incorporating French doors to Juliette balcony to rear over-looking the rear garden and open views to parkland beyond, inset halogen spot lights, wall lighting, radiator, loft hatch, fitted work-station, bespoke corner wardrobe with mirrored doors and door leading through to

### **Jack & Jill En-Suite Shower Room**

Being fitted with a modern white suite comprising of; shower cubicle with thermostatic rainfall shower, low flush WC and wall mounted wash hand basin with complementary tiling to walls and floor, ladder style radiator, obscure double glazed window to side, extractor, spot lights to ceiling and door leading through to

### **Bedroom Three to Front**

16' 1" x 12' 10" (4.9m x 3.91m) With double glazed window to front elevation, radiator, wall lighting, triple mirrored fitted wardrobes, fitted work-station, chest of drawers, bed-side tables and further door returning to hallway

### **Bedroom Four to Front**

17' 2" x 10' 4" (5.23m x 3.15m) With double glazed window to front elevation, radiator, wall lighting, double fitted wardrobes and extensive fitted furniture with bespoke storage, mirrored doors, bed-side tables and dressing table

### **Home Office/Bedroom Five to Front**

With stunning glass wall to landing, double glazed window to front elevation, radiator, wall lighting and TV point

### **Contemporary Family Bathroom**

Being fitted with a contemporary Porcelanosa suite comprising; bath set in bespoke surround with wall mounted centralised mixer tap and shower attachment, enclosed cistern WC and wall mounted wash hand basin with glazed splash back, complementary Porcelanosa tiling to water prone areas and floor, obscure double glazed window to side, radiator, extractor and spot lights to ceiling





### **Landscaped Rear Garden**

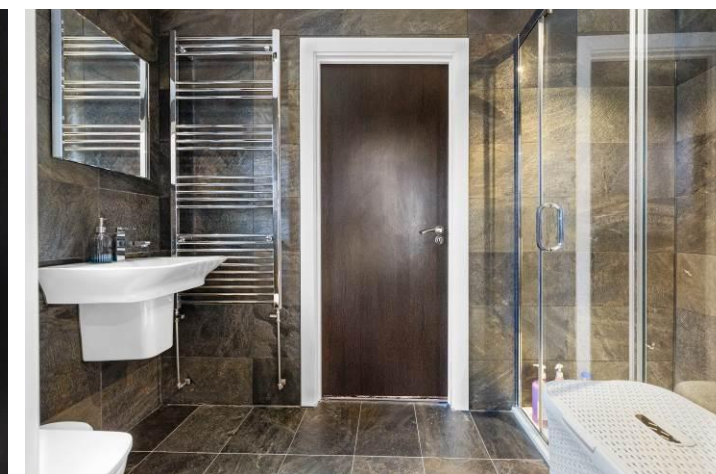
A superb landscaped rear garden with luminated composite decked threshold to granite and blocked patio with entertaining space, retaining brick built walls, inset water feature and raised shrubbery borders, steps down to lawned area, paved barbeque area with pergola, mature trees, timber potting shed, courtesy gate to side and fencing to boundaries

### **Garage**

With automated electric up and over garage door to driveway and door to hallway

### **Tenure**

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges. Current council tax band - G









### Ground Floor

Approx. 173.6 sq. metres (1869.1 sq. feet)



### First Floor

Approx. 154.4 sq. metres (1662.1 sq. feet)



Total area: approx. 328.1 sq. metres (3531.2 sq. feet)



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