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1 Woodfield Road, Solihull, B91 2DW

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GODFREY-TAYTON
CHARTERED SURVEYORS

1 Woodfield Road, Solihull, B91 2DW

Offers In Excess Of £700,000

Nestled on one of Solihull's most desirable residential roads, this substantial five-bedroom detached family residence occupies an exceptional plot, offering an outstanding opportunity to create a truly magnificent forever home.

Set well back from the road behind an impressive frontage, the property enjoys an enviable sense of space and privacy, complemented by a beautifully proportioned rear garden that provides endless possibilities for family living, entertaining, or future enhancement.

Internally, the accommodation is both generous and versatile. The welcoming entrance leads to an elegant lounge and a spacious dining room, perfectly suited to both everyday family life and formal entertaining. To the rear, a large conservatory enjoys delightful views across the garden, creating an additional reception space filled with natural light throughout the year.

The kitchen is complemented by a practical utility room and a convenient ground floor WC, offering excellent functionality while presenting exciting scope for redesign into a spectacular open-plan living and kitchen space.

The first floor comprises five well-proportioned bedrooms, all served by a family bathroom, providing ample accommodation for growing families.

One of the property's most compelling features is its outstanding potential. Subject to the necessary planning permissions, there is significant scope to extend to the rear and into the loft, allowing purchasers to create a bespoke residence tailored to their individual lifestyle and requirements.

Further enhancing its appeal, the property benefits from an integrated garage in addition to a separate double garage, providing exceptional parking, storage or workshop space.

Occupying a substantial plot on the prestigious Woodfield Road, this exceptional home offers generous accommodation, superb potential and the perfect opportunity to create a forever family home.

Hunters Solihull 163 High Street, Solihull, B91 3ST | 0121 709 0111
solihull@hunters.com | www.hunters.com

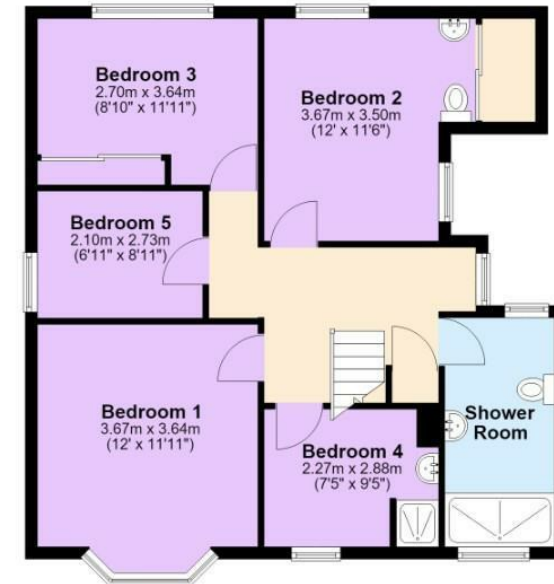
Ground Floor

Approx. 128.2 sq. metres (1379.7 sq. feet)



First Floor

Approx. 68.4 sq. metres (736.1 sq. feet)



Total area: approx. 196.6 sq. metres (2115.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	73
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Location

Woodfield Road is a highly regarded residential address situated within one of Solihull's most sought-after locations, offering an excellent balance of convenience, schooling, and commuter links.

The property is ideally positioned within close proximity of Solihull Town Centre, which offers an outstanding range of amenities including Touchwood Shopping Centre, John Lewis, Waitrose, restaurants, cafés, bars, and leisure facilities. Solihull is renowned for its excellent quality of life, attractive parks, and vibrant town centre atmosphere.

Families are particularly drawn to the area due to its proximity to several highly regarded schools. Greswold Primary School is located just a short walk away, while a number of well-regarded secondary schools are easily accessible, including Lode Heath School, Tudor Grange Academy, Alderbrook School, and St Peter's Catholic School. This makes the location especially appealing to families looking to benefit from Solihull's excellent educational provision.

For commuters, the property enjoys excellent transport connections. Solihull Railway Station is within easy reach, providing direct services to Birmingham City Centre, London Marylebone, and Warwickshire destinations. Regular bus services operate along nearby Lode Lane and surrounding routes, offering convenient access to Solihull Town Centre, Birmingham City Centre, Birmingham International Airport, and the NEC.

The property is also ideally positioned for access to the A41, M42, M40, and wider Midlands motorway network. Birmingham International Airport, Birmingham International Railway Station, Resorts World, and the NEC are all within a short drive.

For those who enjoy outdoor pursuits, Brueton Park, Malvern Park, and Elmdon Park are all nearby, offering beautiful green spaces, walking routes, children's play areas, and recreational facilities.

Combining outstanding local amenities, excellent schools,

superb transport links, and a highly desirable residential setting, Woodfield Road represents an exceptional location for families and professional buyers alike.

Lounge

16'2 x 11'11

Dining Room

14'11 x 11'11

Conservatory

18'11 x 11'5

Kitchen

12'0 x 15' 9

Bedroom One

12'0 x 11'11

Bedroom Two

12'0 x 11'6

Bedroom Three

8'10 x 11'11

Bedroom Four

7'5 x 9'5

Bedroom Five

6'11 x 8'11

Garage

15'2 x 8'2

Double Garage

17'10 x 19'0

Tenure

The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property.

Council Tax Band

The Agent understands from the vendor that the property is located within the Solihull Metropolitan Borough of Solihull and is Tax Band F.

Referral Fees

Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fixtures & Fittings

Only those items mentioned in these sales particulars will be included in the sale of the property.

General

These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

AML Checks

Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	73
(55-68) D		
(49-54) E		
(21-48) F		
(1-20) G		

The particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. If your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

England & WalesEU Directive 2002/91/EC











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