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12 White House Way, Solihull, B91 1SE

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Offers Over £675,000

Nestled within an attractive cul-de-sac, this substantial family home enjoys a wonderful sense of privacy to both the front and rear, whilst offering outstanding potential to create a truly bespoke residence. Requiring modernisation throughout, the property presents a rare opportunity for buyers to renovate and personalise a home in one of Solihull's most desirable residential locations.

The accommodation begins with a welcoming entrance porch leading into a generous open-plan lounge and dining room, providing an excellent space for both everyday family living and entertaining. To the rear, a superbly sized conservatory with a tinted glass roof overlooks the beautifully established gardens, creating a light-filled reception space that can be enjoyed throughout the seasons.

The kitchen offers excellent scope for redesign and reconfiguration to suit modern lifestyles, whilst a conveniently located guest WC completes the ground floor accommodation. The property currently benefits from gas warm air heating.

To the first floor are four well-proportioned bedrooms, each offering generous accommodation for growing families, together with a family bathroom serving all bedrooms.

Externally, the property is equally impressive. To the front, a substantial driveway provides off-road parking for four to five vehicles and is complemented by a well-maintained lawn, mature shrubs and established trees, creating an attractive approach to the home.

The rear garden is undoubtedly one of the property's finest features. Beautifully landscaped and exceptionally private, it enjoys an abundance of mature planting, established trees, colourful shrubs and well-kept lawns, providing a tranquil outdoor retreat rarely found in such a convenient location. A side access leads to the detached double garage, offering excellent storage or further development potential, subject to the necessary planning consents.

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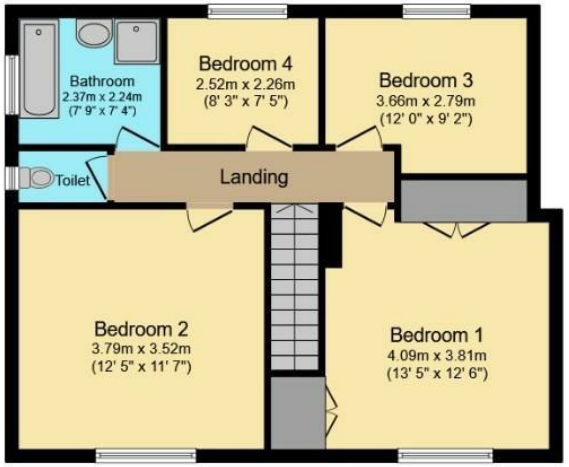
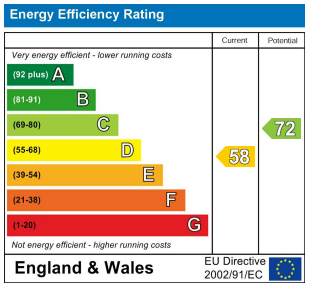
Ground Floor

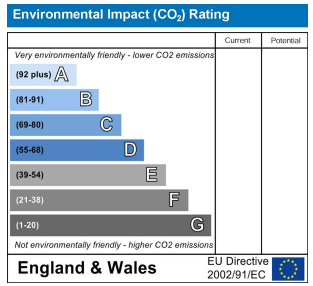


First Floor

Total floor area 187.3 sq.m. (2,016 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





Location
White House Way is an exclusive and highly regarded residential development, quietly positioned within one of Solihull's most desirable neighbourhoods. Renowned for its peaceful surroundings, attractive family homes and exceptional convenience, this sought-after address offers an enviable lifestyle just a short stroll from the vibrant heart of Solihull Town Centre.

The town centre boasts an impressive selection of boutique shops, renowned restaurants, cafés and leisure facilities, centred around the award-winning Touchwood Shopping Centre. From independent retailers to well-known high street brands, Solihull provides an outstanding range of amenities, making it one of the Midlands' most desirable places to live.

The area is particularly popular with families due to its excellent educational opportunities. White House Way falls within close proximity of some of Solihull's most highly regarded schools, including Tudor Grange Academy, together with a selection of outstanding primary schools and independent education, ensuring exceptional choices for children of all ages.

For commuters, the location is second to none. Solihull Railway Station is within easy walking distance, offering regular direct services to Birmingham Moor Street, Birmingham Snow Hill and London Marylebone, making it ideal for professionals travelling both locally and nationally. The property also enjoys excellent road connectivity, with convenient access to the M42, M40 and M6 motorway networks, Birmingham International Airport, Birmingham International Railway Station and the NEC.

Nature lovers and families alike will appreciate the close proximity to the beautiful Malvern and Brueton Park, where picturesque lakes, woodland walks, open green spaces and recreational facilities provide the perfect escape from everyday life.

Combining prestigious surroundings, outstanding schooling, excellent commuter links and the convenience of Solihull Town Centre on the doorstep, White House Way remains one of the town's most coveted residential addresses, offering an exceptional setting for modern family living.

Living / Dining Room
23'6 x 20'10

Conservatory
22'7 x 12'3

Kitchen / Diner
16'3 x 13'10

Bedroom One
13'5 x 12'6

Bedroom Two
12'5 x 11'7

Bedroom Three
12'0 x 9'2

Bedroom Four
8'3 x 7'5

Bathroom
7'9 x 7'4

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.

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

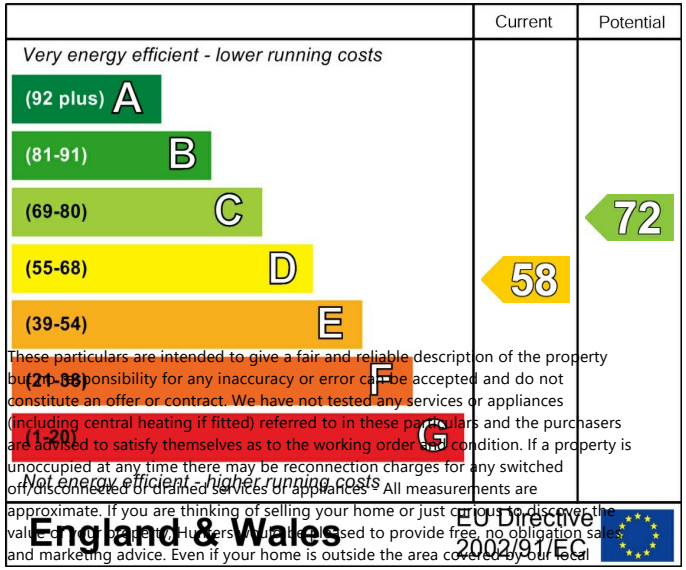
Referral Fee
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

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.

Agent Note
We have not been able to verify whether works and extensions to the property required any Planning or Building Regulation approval, or whether such approvals were obtained. We have been unable to verify this information and any prospective purchaser should make their own enquiries with their legal adviser prior to committing to purchase. Hunters do stress that they have not checked the legal documentation to verify the exact nature and extent of this or any matters effecting the property and would advise any potential buyer to obtain verification from their solicitor.

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



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