

# HUNTERS<sup>®</sup>

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## Woodlands Lane

Shirley, Solihull, B90 2PT

Offers Over £650,000



Council Tax: E



# 38 Woodlands Lane

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## Information

Situated on the ever-popular Woodlands Lane in Shirley, this beautifully extended four-bedroom detached home offers the perfect blend of modern design and warm family living, all set within a highly sought-after location.

To the front, the property boasts a sizeable paved driveway providing ample parking for multiple vehicles, along with access to the garage—ideal for growing families or those who love to entertain.

Upon entering, you are welcomed by a bright and spacious entrance hallway, setting the tone for the rest of the home. From here, you have access to a cosy living room, a convenient downstairs WC, and the true heart of the property—the stunning extended kitchen lounge diner.

This impressive open-plan space has been thoughtfully designed to combine contemporary style with a homely feel. The kitchen is finished to a high standard, featuring a central island, skylights that flood the space with natural light, a range of integrated appliances, and ample storage. Bi-folding doors open out onto the rear garden, creating a seamless connection between indoor and outdoor living—perfect for both everyday family life and entertaining guests.

Upstairs, a bright landing leads to four well-proportioned bedrooms, including a superb principal bedroom complete with its own en-suite. A stylish and modern family bathroom serves the remaining bedrooms, all finished with a high level of care and attention.

To the rear, the property continues to impress with a private and well-maintained garden, featuring a paved patio area ideal for outdoor dining, and a generous lawn—perfect for children, pets, or simply relaxing in a peaceful setting.

Location is a real standout feature of this home. Woodlands Lane is one of Shirley's most desirable roads, offering a perfect balance of tranquillity and convenience. You are within easy reach of excellent local schools, making it an ideal choice for families, while Shirley High Street provides a fantastic range of shops, cafés, restaurants, and everyday amenities. For commuters, there are superb transport links nearby, including easy access to the M42, A34, and local rail stations connecting you to Birmingham and beyond. Solihull town centre and the popular Touchwood Shopping Centre are also just a short drive away, offering an even wider array of retail and leisure options.

This is a truly exceptional home, combining space, style, and location—early viewing is highly recommended to fully appreciate everything it has to offer.

## Entrance Hall

14'10 x 13'0 (4.52m x 3.96m )

## Living Room

12'1 x 11'3 (3.68m x 3.43m )

## Kitchen / Lounge / Diner

## Landing

18'8 x 7'2 (5.69m x 2.18m)

## Bedroom One

14'0 x 11'5 (4.27m x 3.48m )

## Bedroom Two

12'2 x 11'3 (3.71m x 3.43m )

## Bedroom Three

11'0 x 10'00 (3.35m x 3.05m)

## Bedroom Four

10'0 x 6'11 (3.05m x 2.11m )

## Bathroom

9'9 x 7'10 (2.97m x 2.39m)

Tel: 0121 709 0111

## 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 E.

## 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 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 And Fittings

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

## General Notes

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.



## Road Map



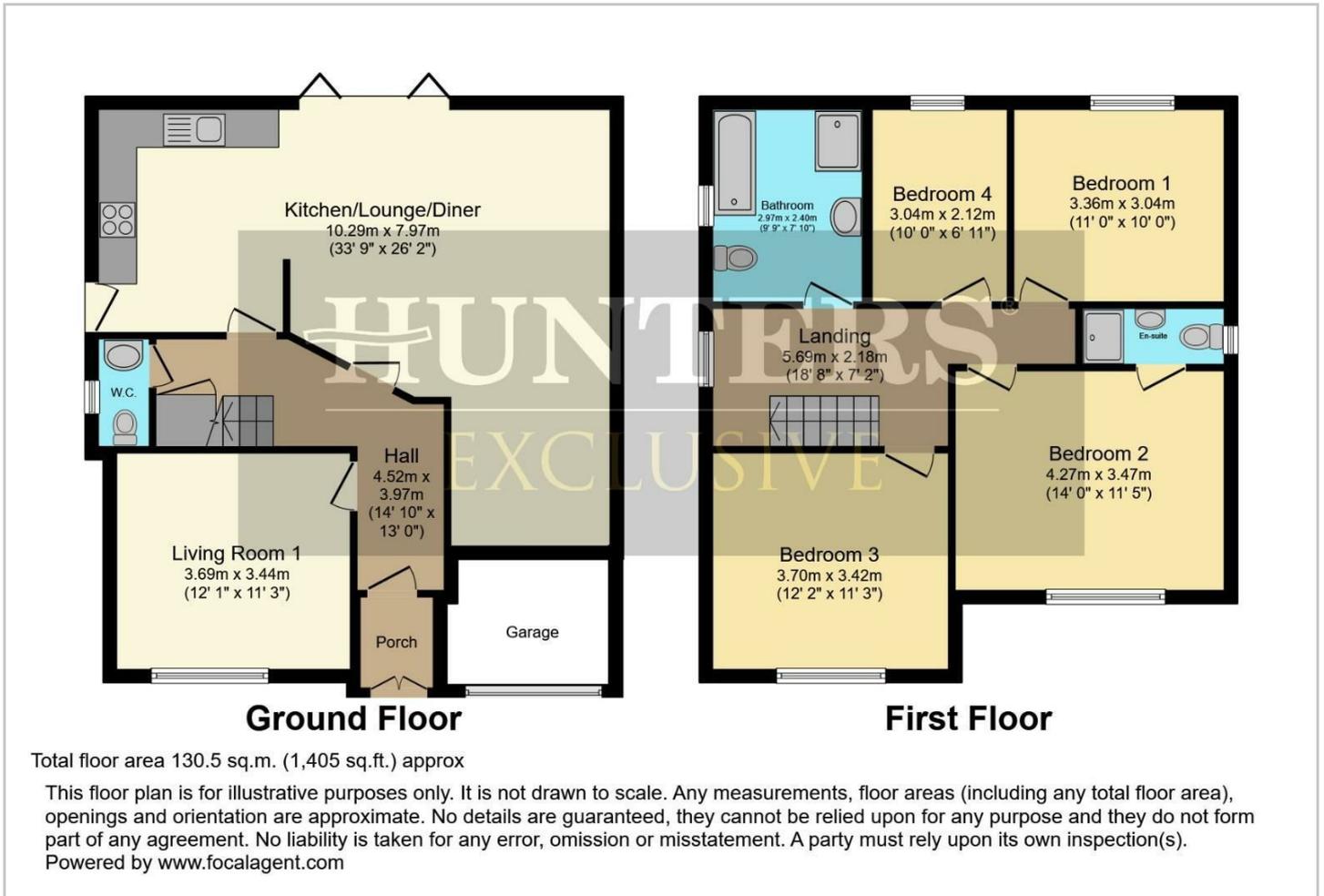
## Hybrid Map



## Terrain Map



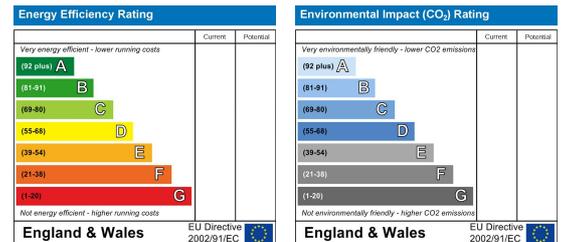
## Floor Plan



## Viewing

Please contact our Hunters Solihull Office on 0121 709 0111 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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