



HUNTERS[®]
HERE TO GET *you* THERE

28 Links Drive, Solihull, B91 2DL

28 Links Drive, Solihull, B91 2DL

£580,000

Situated within one of Solihull's most sought-after residential locations, this spacious four-bedroom detached family home offers an excellent opportunity for buyers seeking generous living accommodation, a private rear garden, and fantastic potential throughout.

WE CURRENTLY HOLD A PROCEEDABLE OFFER.

Set back from the road behind a spacious driveway with a well-maintained lawned frontage, the property provides ample off-road parking alongside access to the integral garage.

Upon entering, you are welcomed by a spacious entrance hall which leads to three versatile reception rooms, ideal for both family living and entertaining. The property also benefits from a fitted kitchen with separate utility area and a convenient downstairs WC. Internal access to the garage adds further practicality to the ground floor layout.

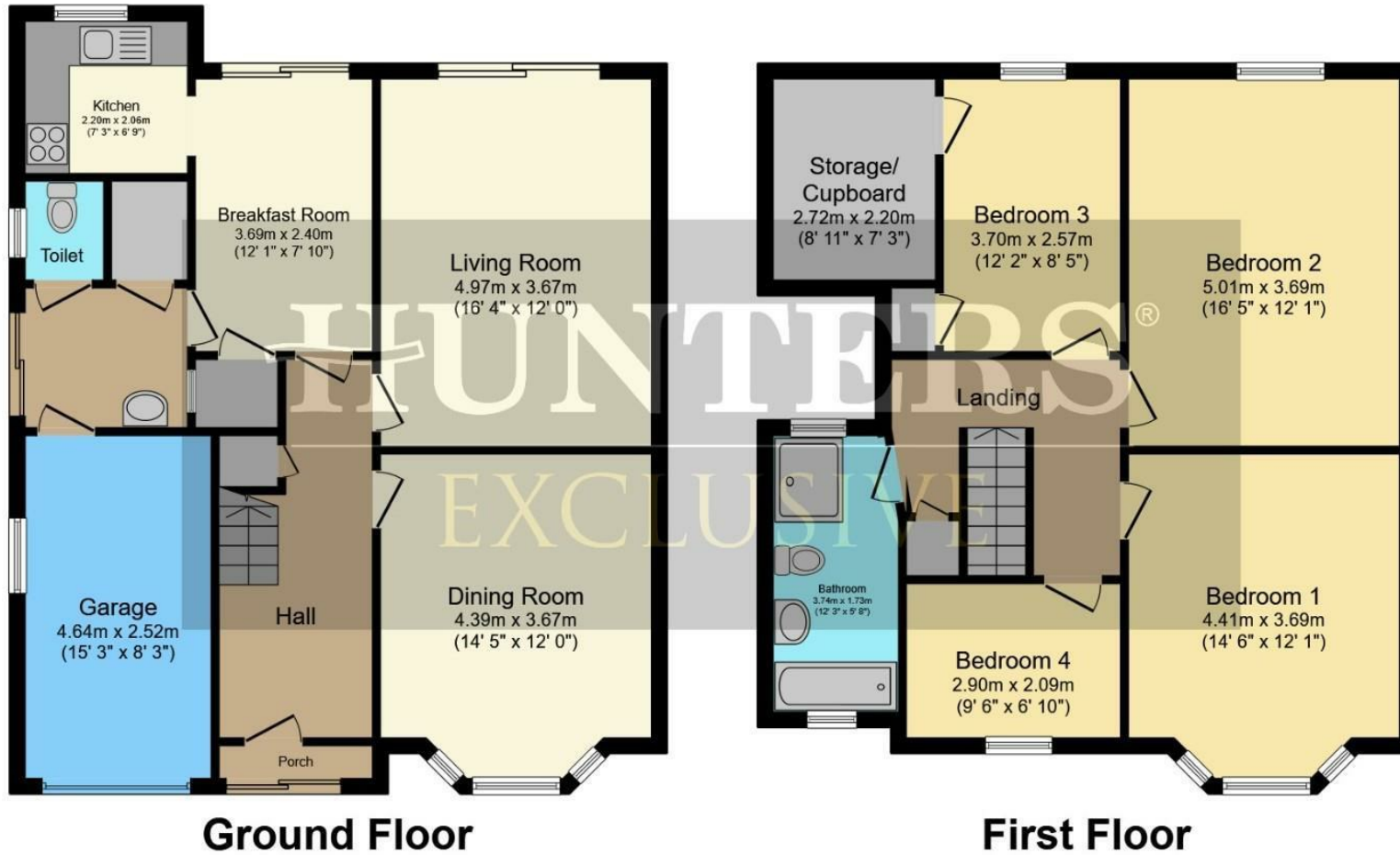
To the first floor are four well-proportioned bedrooms alongside a family bathroom, offering ample accommodation for growing families.

Externally, the property enjoys a beautiful private rear garden, providing a peaceful outdoor setting with mature surroundings and excellent privacy.

Located on the highly desirable Links Drive, the property is within easy reach of Solihull town centre, excellent local schools, transport links, and a range of amenities.

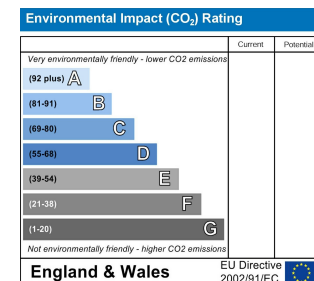
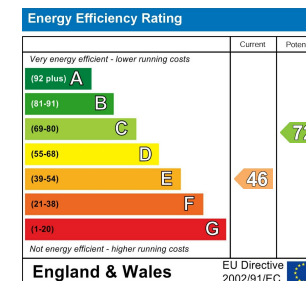
Viewing is highly recommended to appreciate the space and potential this wonderful family home has to offer.

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



Total floor area 153.4 sq.m. (1,651 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

Links Drive is regarded as one of Solihull's most desirable and peaceful residential locations, offering a quiet setting whilst remaining conveniently close to a wide range of amenities.

The area is particularly popular with families due to its proximity to highly regarded local schools. Residents benefit from easy access to Solihull town centre, which offers an excellent selection of shops, restaurants, cafés, bars, and leisure facilities, including Touchwood Shopping Centre and Tudor Grange Park.

For commuters, the property is ideally positioned with excellent transport links. Solihull Train Station provides direct services to Birmingham and London Marylebone, while the nearby M42, M40, and A34 offer convenient road access across the Midlands and beyond. Birmingham International Airport and the NEC are also within easy reach.

The location also benefits from nearby golf courses, scenic parks, and pleasant walking routes, making Links Drive an ideal setting for those seeking a balance of convenience, privacy, and lifestyle.

Dining Room

14'5 x 12'0

Living Room

16'4 x 12'0

Breakfast Room

12'1 x 7'10

Kitchen

7'3 x 6'9

Bedroom One

14'6 x 12'1

Bedroom Two

16'5 x 12'1

Bedroom Three

12'2 x 8'5

Bedroom Four

9'6 x 6'10

Bathroom

12'3 x 5'8

Garage

15'3 x 8'3

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 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.

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.

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These 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. Even 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.



