



59 Stoneleigh Road, Solihull, B91 1DQ  
£600,000



## Overview

59 Stoneleigh Road is a beautifully presented, thoughtfully and substantially extended, traditional, 4 bedroom, detached family home, enjoying a most convenient situation being set on an impressive, wide fronted, corner plot within this much sought after residential location.

## Tenure

We have been advised that the property is FREEHOLD, however you should check this with your legal advisor before exchanging contracts.

## Local Authority

Solihull Borough Council

## Key features

- Entrance porch
- Reception hall
- Lounge
- Dining room
- Study
- Re-fitted dining kitchen
- First floor landing
- 4 Bedrooms
- Re-fitted en-suite shower room
- Re-fitted family bathroom
- Gas central heating
- Double glazing
- Garage
- Wide fore garden with an 'in and out' driveway
- Private easily maintained rear garden
- Extended
- Corner plot
- Freehold

## Vendor Comments

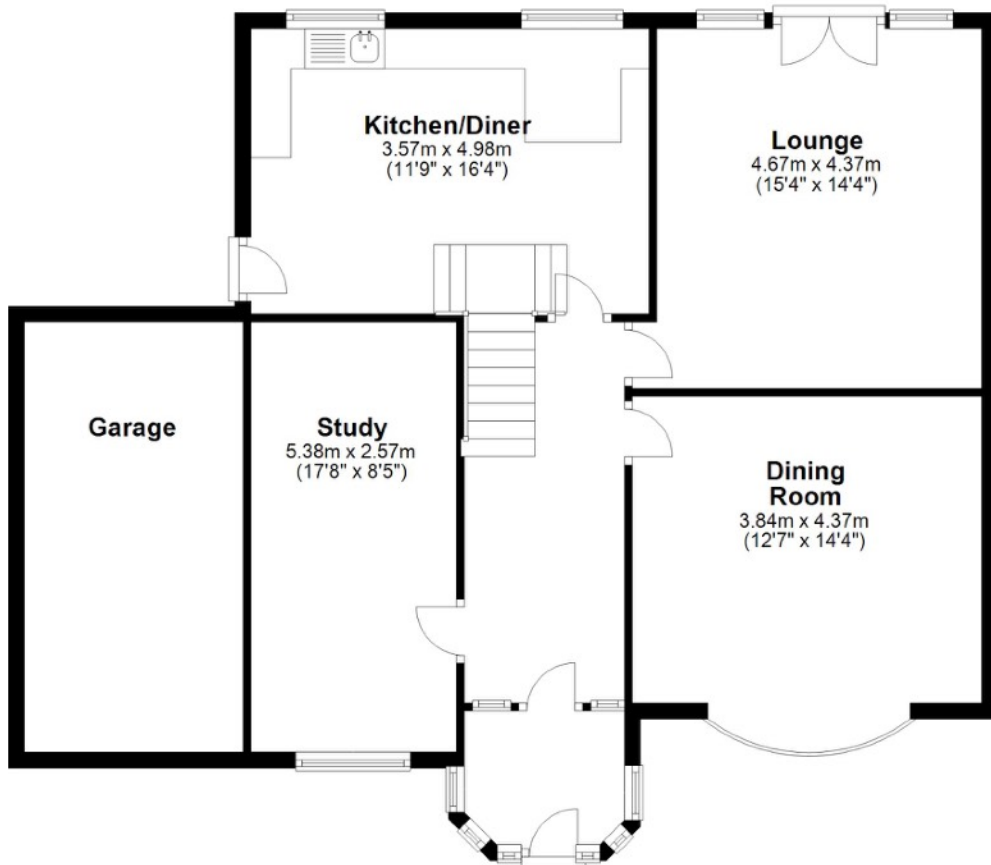
Our family have lived at this house for the past 20 years . We have thoroughly enjoyed our time here and will be sad to move on. The great thing about the house has been its closeness to all amenities – you can walk to 2 train stations within 15/20 minutes and also you are only 15 minutes drive from Birmingham airport. There are also a number of excellent primary and secondary schools close by.

We have been so lucky with our neighbours who have mostly been here as long as we have which highlights that when people live here they are reluctant to move on. Friends and family who have spent time with us at the house always comment on how quiet the area is. We will be very sad to go but we know whoever follows us here will thoroughly enjoy the house and surrounding areas.



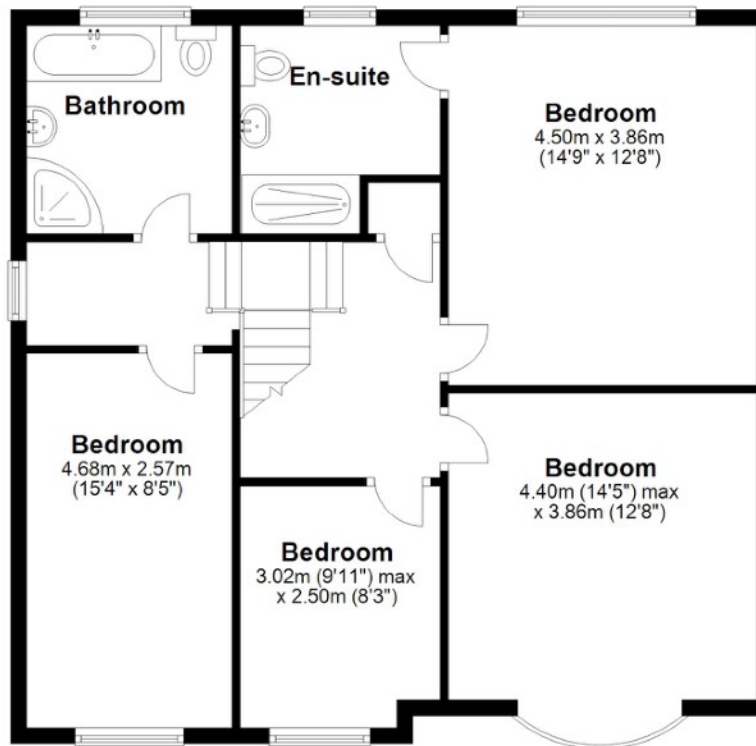
### Ground Floor

Approx. 98.4 sq. metres (1059.5 sq. feet)



### First Floor

Approx. 78.9 sq. metres (849.3 sq. feet)



Total area: approx. 177.3 sq. metres (1908.9 sq. feet)

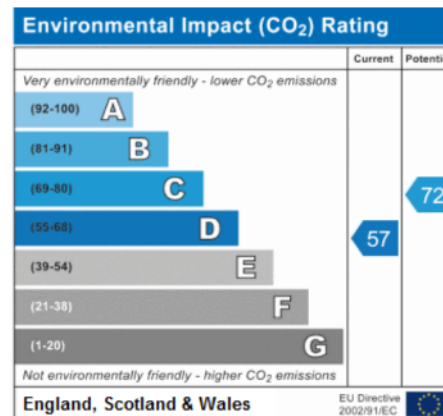
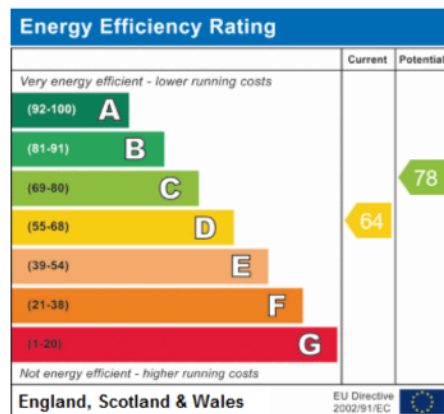












## Viewing Arrangements

### Simon Burt The Estate Agent

0121 705 4040



These particulars do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Potential buyers are advised to recheck the measurements before committing to any expense.

Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances.

Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.