


**0121 705 3242 (option 1)**

 158 High Street, Solihull, B91 3SX  
[solihull@centrickproperty.co.uk](mailto:solihull@centrickproperty.co.uk)


# Woodlands Close

Woodlands Close, B37

Guide price £415,000



## Key Features

- Beautifully presented
- Detached family home
- Four bedrooms
- Feature dining kitchen
- South facing rear garden
- Private cul de sac location

Huge Thanks for all your help with the sale of my property. I am recommending you to everyone for your professionalism. Finola, Vendor

# Woodlands Close

## Woodlands Close, B37

Built by award winning developers Damson Homes in 2013. The Woodlands comprises of just six bespoke houses set in a private cul de sac location in a convenient location backing onto greenbelt land. The property on offer is a beautifully presented four bedroom detached family home offering an abundance of spacious accommodation to suit today's modern living. The property is accessed via the front door and opens into the the welcoming reception hallway with doors radiating to the sitting room with feature fireplace, guest cloakroom and integral garage. There are a further set of double doors with feature glazing leading in to the superb dining kitchen. The room is the heart of beautiful home having a wide range of wall and base cupboards, integrated Neff appliances, feature island unit, and ample space for a good sized dining table. There are doors leading out to the decked terrace and another one leading to the utility which in turn also provides outside access. On the first floor are four double bedrooms, the master having the additional benefit of a luxury en suite shower room. All rooms have good sized storage facilities and the family bathroom is excellently appointed. This superb family home is sure to appeal to a wide variety of purchasers and viewing is must to appreciate the presentation, quality, space and storage.

### Gardens and Grounds

To the front is a block paved driveway providing off road parking and feature landscaping

At the rear the garden is mainly laid to lawn with artificial grass and a fabulous decked and paved sun terrace enabling you to follow the sun round the garden all day long. The garden is perfect for relaxing and or entertaining friends and family.

### Accommodation

Entrance hallway, sitting room, guest cloakroom, feature dining kitchen, utility, master bedroom with en suite shower room, three further double bedrooms, family bathroom, garage, off road parking, south facing rear garden

### Location

Situated in a private cul de sac location, backing onto Greenbelt land which is home to a large park perfect for pleasant walks with families and dogs, the property offers tranquil living ideally suited for family life. Located at the junction with the Coleshill Road, the property is well placed for access to local amenities including the M42, M6 and Birmingham International railway station & Airport. Retail and social therapy is also within easy reach with the brand new Resorts World leisure complex, The Fort Shopping centre, Star City and the centres of Birmingham and Solihull all within a reasonable vicinity.

The property falls within the catchment for Marston Green village school which has an excellent reputation and achieved an outstanding on its latest Ofsted report

### Directions

From Solihull town centre, take the B4102 (Hampton Lane) towards the NEC, after passing the Boat Inn, take the first exit at the roundabout onto Catherine De Barnes Lane, follow this road until you reach the Coventry Road (A45) roundabout, take the second exit and then at the next island take the first exit, second exit at the next roundabout and then continue down Bickenhill Lane heading straight across at the next two roundabouts. After turning onto Coleshill Heath Road take the first left onto Coleshill Road and The Woodlands is set back from the main road next to 78A Coleshill Road. For Sat Nav purposes use the postcode B37 7HW

### Property Information

Postcode B37 7GZ

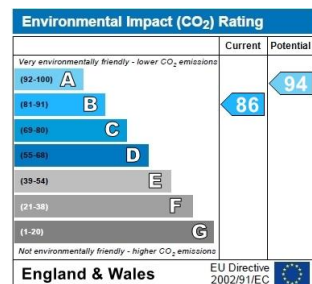
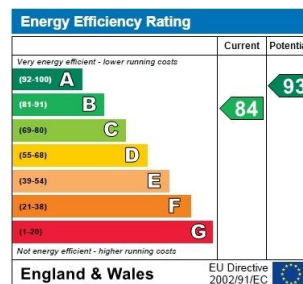
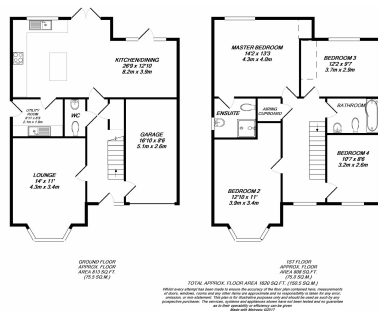
Local Authority Solihull Metropolitan Borough council  
Council Tax Band - G

Services All mains services are connected to the property

**Fixtures & Fittings** - Only those items mentioned in the particulars are included in the sale. All other such items are specifically excluded but may be available by separate negotiation.

**Tenure** - Freehold

**Viewing** Strictly by appointment with Centrick Property 0121 705 3242 (option 1)



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