



£599,950

Reservoir Road, Solihull, B92 8BA

Detached House | 4 Bedrooms | 2 Bathrooms

0121 249 6207

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# Step Inside

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## Key Features

- Luxurious 4-Bed Detached Home
- Modern Luxury Kitchen
- Spacious Reception Rooms
- Fitted Study with Velux Roof Lights
- Delightful Landscaped Rear Garden
- Convenient Garage
- Viewings Highly Recommended
- Council Tax Band E
- EPC rating D
- Off road parking

## Property Description

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely four bedroom detached residence situated in this most sought after location in Solihull. Viewings Highly Recommended

## Main Particulars

BLACK AND GOLDS ESTATE AGENTS are pleased to offer for sale this lovely four bedroom detached residence situated in this most sought after location in Solihull.

### PROPERTY LOCATION

Solihull boasts an outstanding array of amenities, making it an attractive place to live. Notable among these is the renowned Touchwood Shopping Centre, offering a diverse range of shopping and dining experiences. For those with active lifestyles, the Tudor Grange Swimming Pool/Leisure Centre is a popular choice, featuring a park and athletics track for fitness enthusiasts.

Families with school-age children will find an abundance of educational options, catering to all age groups. Solihull offers a mix of public and private schools for both boys and girls.

Commuters will appreciate the convenience of Solihull Station, which provides regular train services to Birmingham, located just 8 miles away, and London Marylebone.

Furthermore, the National Exhibition Centre (NEC), Birmingham International Airport, and Railway Station are all easily accessible within a 10 to 15-minute drive, enhancing the area's connectivity. The nearby M42 motorway ensures quick access to the wider motorway network, including the M1, M5, M6, and M40, facilitating efficient travel to various destinations.

### Full Details:

An ideal opportunity to own a stunning four-bedroom detached residence with recent luxury updates. The property features gas central heating, UPVC double glazing, and a newly added deluxe breakfast kitchen. Located on Reservoir Road, the property offers easy access to local amenities, schools, and transport links.

This impressive four-bedroom detached residence has been meticulously upgraded to offer modern amenities while retaining its classic charm. Situated on Reservoir Road, the property boasts an array of features designed for comfort and style.

### Step inside to discover:

Enclosed Porch with an inviting entrance featuring a wall-mounted electric fire, UPVC double-glazed windows, and a luxurious walnut timber floor.

Entrance Hall with under stairs storage, laminate timber floor, and convenient access to a guest shower room.

Luxury Breakfast Kitchen has been recently refitted kitchen with high-end appliances, a central island, and UPVC double opening French doors leading to the beautifully landscaped rear garden.

Reception Rooms, enjoy two spacious reception rooms, each adorned with unique features like a wall-mounted gas fire, stone fireplace, and UPVC double-glazed bay

windows.

A well-appointed study boasts velux roof lights, shelves, and direct access to the garage.

Family Bathroom featuring a Jacuzzi bath, walk-in shower, vanity wash basin, and UPVC obscure glazed windows.

Delightful Rear Garden with a beautifully landscaped garden featuring a large raised patio, established lawns, flower borders, and a charming timber shed.

Garage, conveniently situated at the front with double-opening doors, providing both functionality and additional storage.

We are advised that the property is Freehold. It's recommended that interested parties verify this information.

The Consumer Protection Regulations 2008: Black & Golds Estate Agents have not tested any apparatus, equipment, fixtures and fittings or services, so cannot verify that they are connected, in working order or fit for the purpose. Black & Golds Estate Agents have not checked legal documents to verify the Freehold/Leasehold status of the property. The buyer is advised to obtain verification from their own solicitor or surveyor.

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PLANNING PERMISSION AND BUILDING REGULATIONS: It is the responsibility of Purchasers to verify if any planning permission and building regulations were obtained and adhered to for any works carried out to the property.





Telephone: 0121 249 6207

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