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28 Links Drive, Solihull, B91 2DL

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£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.

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.

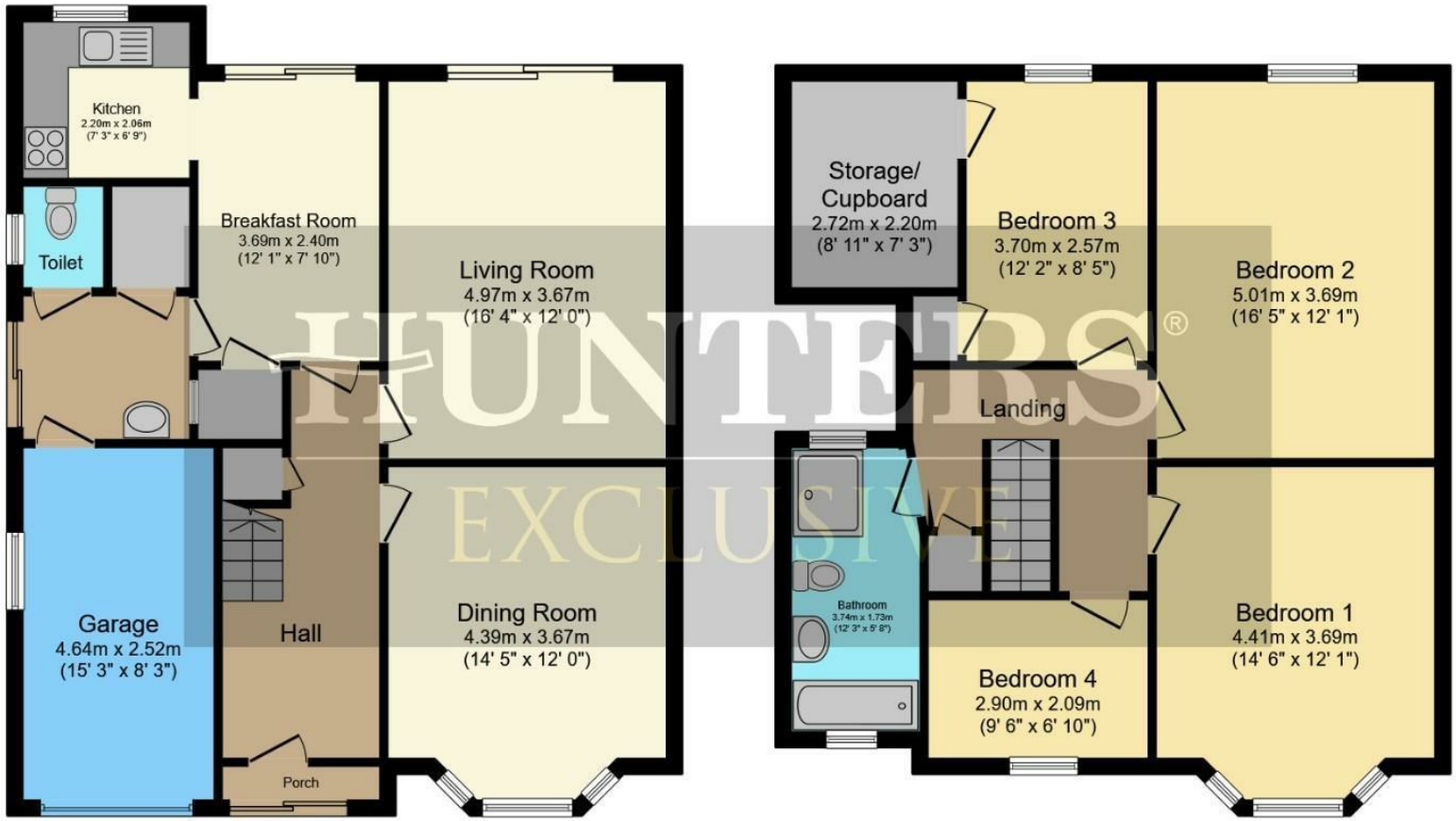
To the first floor are four well-proportioned bedrooms alongside a family bathroom, offering ample accommodation for growing families.

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.

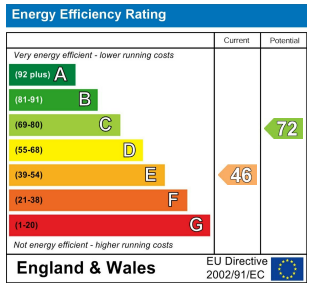
Viewing is highly recommended to appreciate the space and potential this wonderful family home has to offer.

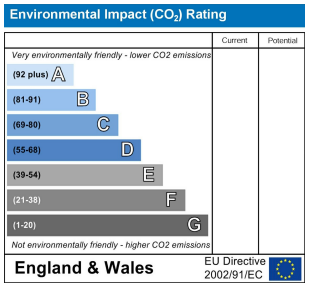
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Total floor area 153.4 sq.m. (1,651 sq.ft.) approx

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.

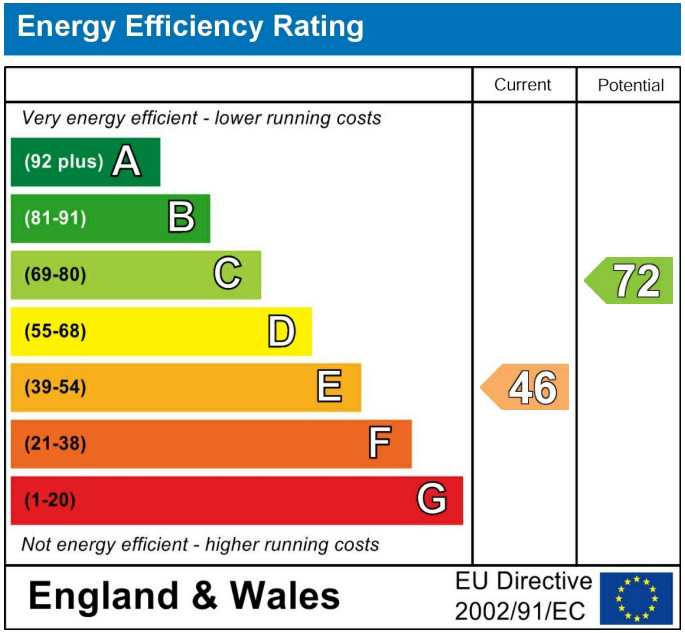
Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing 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.



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