



REASSURINGLY LOCAL



£370,000





Three Bedroom Mid Terraced Property

- Three Bedrooms
- Quiet Cul-De-Sac Location
- South Facing Aspect
- Well Presented
- Downstairs WC
- Rear Access
- No Onward Chain

A beautifully presented mid-terrace home, available with no onward chain, situated in a quite position, this nicely presented mid-terrace property offers and abundance of natural light throughout, benefiting from a south facing aspect that creates a bright and welcoming atmosphere. The property is well maintained and ready to move into, making it ideal for first-time buyers and downsizers. With its appealing presentation and the added advantage of no onward chain, this home is a must view!

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.



APPROACH

The property benefits from a private driveway providing off road parking, complemented by a small lawned area to the front.

GUEST W/C

A modern and practical guest cloakroom, fitted with a vanity wash hand basin and WC, providing useful additional facilities for owners and guests.

LOUNGE

A bright and welcoming lounge featuring an attractive bay window to the front elevation, allowing an abundance of natural light to flood the room, The space offers a comfortable setting for both relaxing and entertaining, with useful understairs storage providing additional practicality.

KITCHEN

A well-appointed kitchen offering an excellent range of wall and floor cabinets, providing ample storage and worktop space. There is space for a fridge/freezer, an integrated dishwasher and space and plumbing for washer/dryers. The room also accommodates a small table and chairs, creating a practical space for informal dining. Doors open directly onto the south-facing garden, allowing plenty of natural light to flow through.

MASTER BEDROOM

A generously proportioned master bedroom offering ample space for a double bed and additional bedroom furnishings. Mirrored fitted wardrobes provide excellent storage while enhancing the sense of light and space.

BEDROOM TWO

A good-sized second bedroom featuring modern fitted wardrobes. A rear-facing window overlooks the garden, allowing natural light to fill the room.

BEDROOM THREE

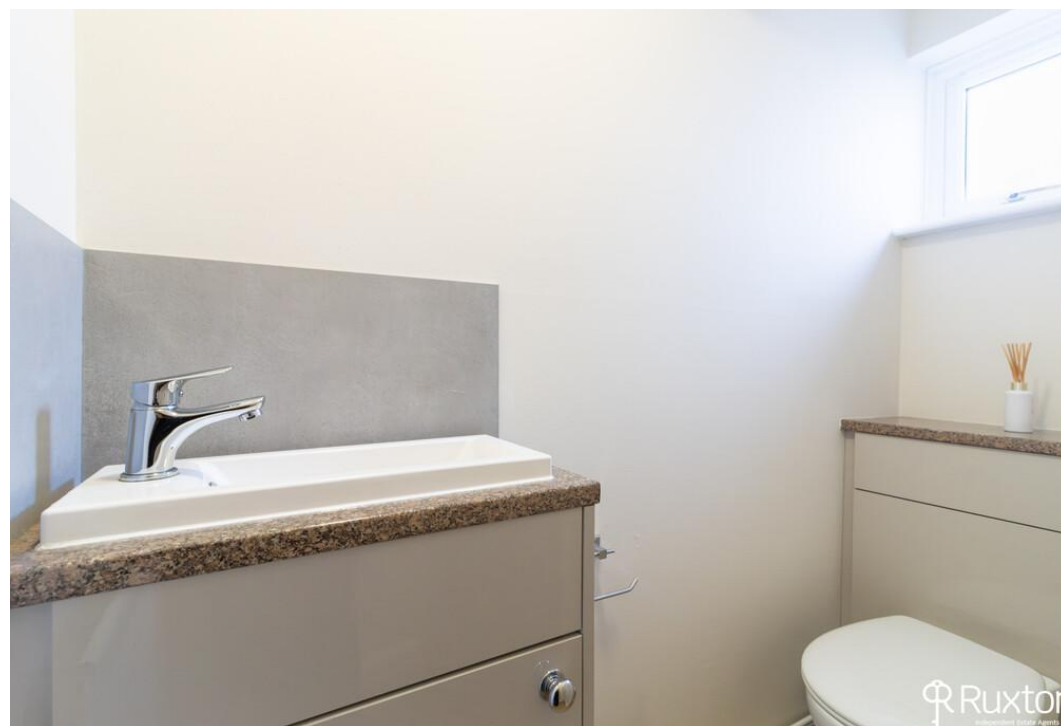
A well-presented single bedroom featuring a front-facing window. This versatile space would make an ideal child's bedroom, home office or dressing room.

FAMILY BATHROOM

A modern and well-appointed bathroom fitted with a bath and Triton electric shower over, wash hand basin set within a stylish vanity unit and WC. A rear-facing window provides ventilation, while inset spotlights create a clean finish.

REAR GARDEN

A delightful south-facing rear garden, enjoying plenty of sunshine throughout the day. The garden features a paved patio area ideal for outdoor dining and entertaining. A garden shed provides useful additions storage, while a rear access gate offers added convenience.

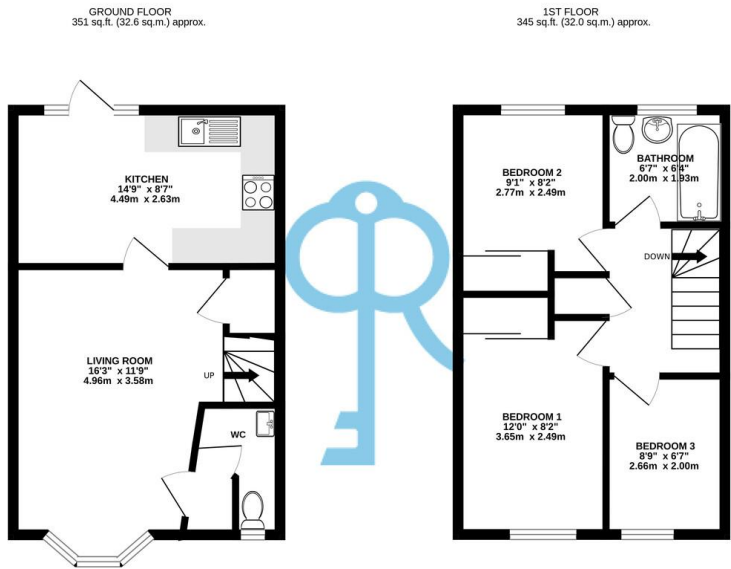








Floor Layout



TOTAL FLOOR AREA: 696 sq.ft. (64.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure

We have been advised by the seller that the property is Freehold.

Interested purchasers should seek clarification of this from their solicitor (if Leasehold, Leasehold covenants may apply)

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The graph shows this property's current and potential energy rating.

