



**Berkswell Close, Solihull**

Guide Price £525,000







## PROPERTY OVERVIEW

Presenting an exceptional opportunity for those seeking to create their ideal home, this three bedroom detached dormer bungalow is situated in a peaceful cul-de-sac within Solihull. Boasting a coveted corner plot, this property offers impressive scope for both extension and redevelopment, subject to obtaining the necessary planning permissions. Crucially, this property is being offered with the added bonus of no upward chain. Internally, the property welcomes you into an open plan dual aspect living and dining room, flooded with natural light and featuring sliding doors that grant access to the rear garden. The fitted kitchen, complete with integrated appliances, seamlessly flows into a practical utility room with ample storage options. Two double bedrooms, both benefiting from fitted wardrobes, and a family bathroom complete the ground floor arrangements. Ascending to the first floor, the principal bedroom awaits, featuring an ensuite and fitted wardrobes. Additionally, a generous loft space presents the potential for conversion into an extra bedroom, playroom, or even a home office. Externally, the rear garden offers low maintenance living with its paved design, while a large detached double garage provides further parking and storage facilities.





With its versatility and prime location, this property represents an enticing project for those seeking to create their dream home. Viewing is highly recommended to fully appreciate the potential that this property holds.

#### PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: E

Tenure: Freehold



- Three Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Potential To Extend Or Redevelop Subject To Planning
- Corner Plot
- Dual Aspect Living / Dining Room
- Principal Bedroom With Ensuite & Fitted Wardrobes
- Detached Double Garage





**PORCH**

**HALL**

**LIVING/DINING ROOM**

**LIVING ROOM AREA**

17' 4" x 14' 9" (5.28m x 4.50m)

**DINING ROOM AREA**

12' 5" x 11' 1" (3.78m x 3.38m)

**KITCHEN**

13' 3" x 8' 9" (4.04m x 2.67m)

**UTILITY ROOM**

11' 1" x 6' 5" (3.38m x 1.96m)

**BEDROOM ONE**

11' 1" x 10' 2" (3.38m x 3.10m)

**BEDROOM TWO**

10' 6" x 9' 10" (3.20m x 3.00m)

**BATHROOM**

7' 7" x 7' 5" (2.31m x 2.26m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 1" x 10' 2" (4.29m x 3.10m)

**ENSUITE**

8' 4" x 5' 6" (2.54m x 1.68m)

**TOTAL SQUARE FOOTAGE**

126.6 sq.m (1363 sq.ft) approx.





## **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE REAR GARDEN**

### **DETACHED DOUBLE GARAGE**

### **DRIVEWAY PARKING FOR THREE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and garden shed.

### **ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - was Virgin. Loft space - boarded.

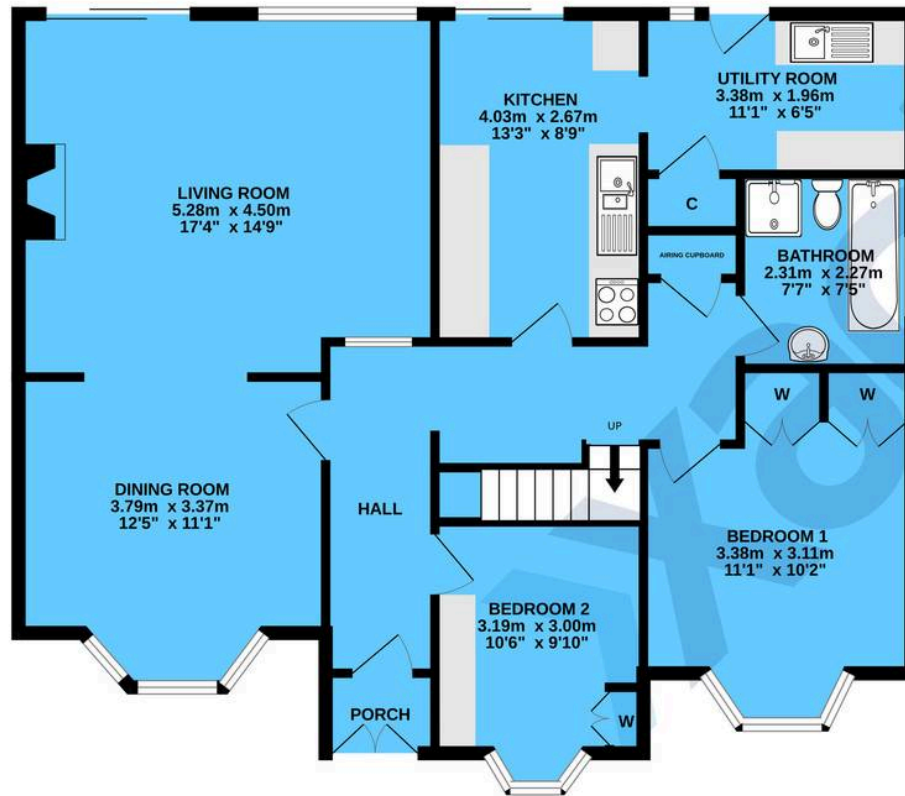
### **INFORMATION FOR POTENTIAL BUYERS**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

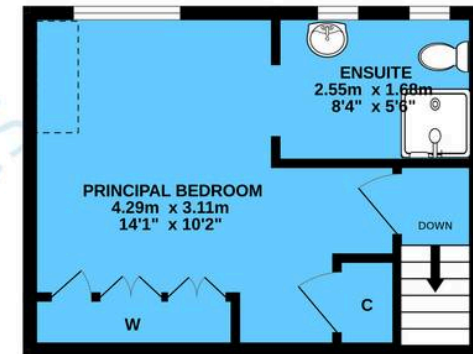




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 126.6 sq.m. (1363 sq.ft.) 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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