



## Felton Grove, Solihull

Guide Price £585,000





#### PROPERTY OVERVIEW

Situated on the popular Hillfield Estate, a fantastic opportunity to purchase this four bedroom extended detached which must be viewed internally to be appreciated. This property has been tastefully extended, benefits from gas central heating, UPVC double glazing and has the added attraction of being offered to the market with the benefit of NO UPWARD CHAIN and a superb large extended family/dining room with double opening French doors leading out to the rear garden. Felton Grove stands within the Tudor Grange Academy Catchment, has easy access to all amenities and the property briefly comprises of: entrance hall, guest cloakroom, living room, large breakfast kitchen, extended family/dining room, utility room, four bedrooms, ensuite shower room, family bathroom, garage and westerly facing rear garden.

- Four Bedroom Extended Detached
- No Upward Chain
- Popular Hillfield Estate
- Tudor Grange Academy Catchment
- Living Room
- Large Breakfast Kitchen
- Superb Extended Family/Dining Room
- Ensuite Shower Room
- Westerly Facing Rear Garden
- Garage / Store Room



## 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

## ENTRANCE HALL

### WC

5' 5" x 2' 7" (1.66m x 0.78m)

### LIVING ROOM

16' 5" x 12' 4" (5.01m x 3.77m)

### BREAKFAST KITCHEN

15' 1" x 10' 4" (4.61m x 3.16m)

### FAMILY / DINING ROOM

25' 5" x 9' 2" (7.75m x 2.80m)

### UTILITY ROOM

10' 1" x 7' 11" (3.08m x 2.41m)



## FIRST FLOOR

### BEDROOM ONE

18' 5" x 11' 10" (5.62m x 3.60m)

### ENSUITE

8' 7" x 6' 1" (2.61m x 1.86m)

### BEDROOM TWO

12' 8" x 9' 1" (3.85m x 2.76m)

### BEDROOM THREE

10' 1" x 9' 1" (3.08m x 2.76m)

### BEDROOM FOUR

9' 9" x 7' 3" (2.97m x 2.20m)

### BATHROOM

6' 3" x 5' 11" (1.91m x 1.80m)

### TOTAL SQUARE FOOTAGE

Total floor area: 130.0 sq.m. = 1399 sq.ft. approx.

### OUTSIDE THE PROPERTY

#### GARAGE

8' 6" x 7' 1" (2.60m x 2.16m)

### WASTERLY FACING REAR GARDEN



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

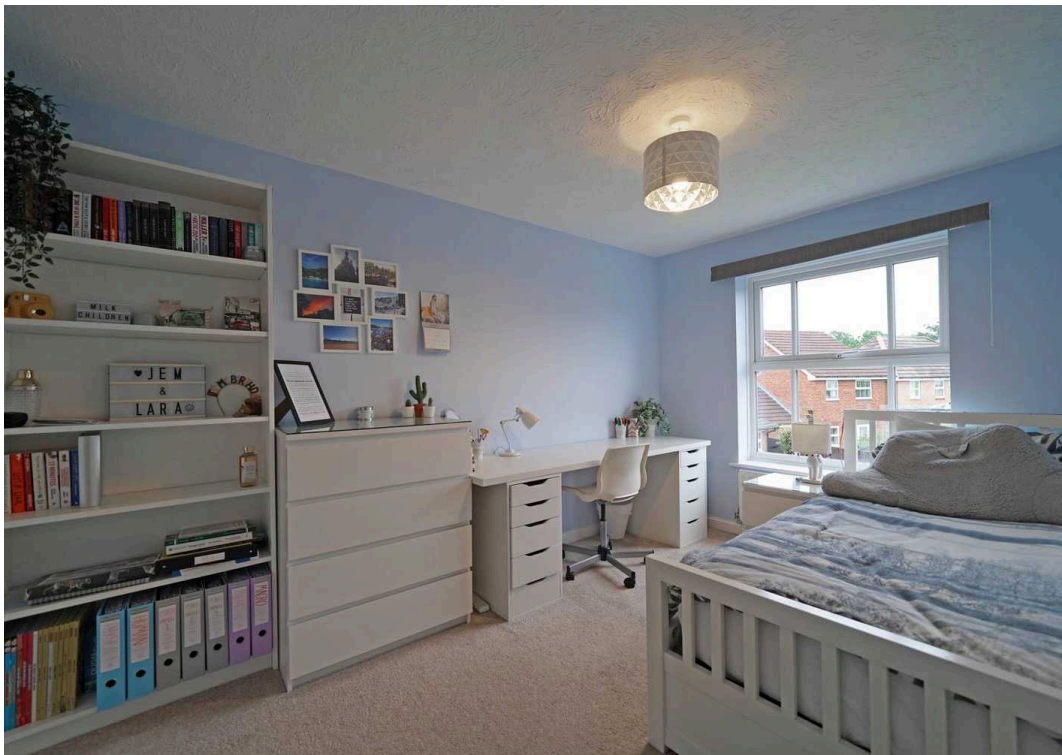
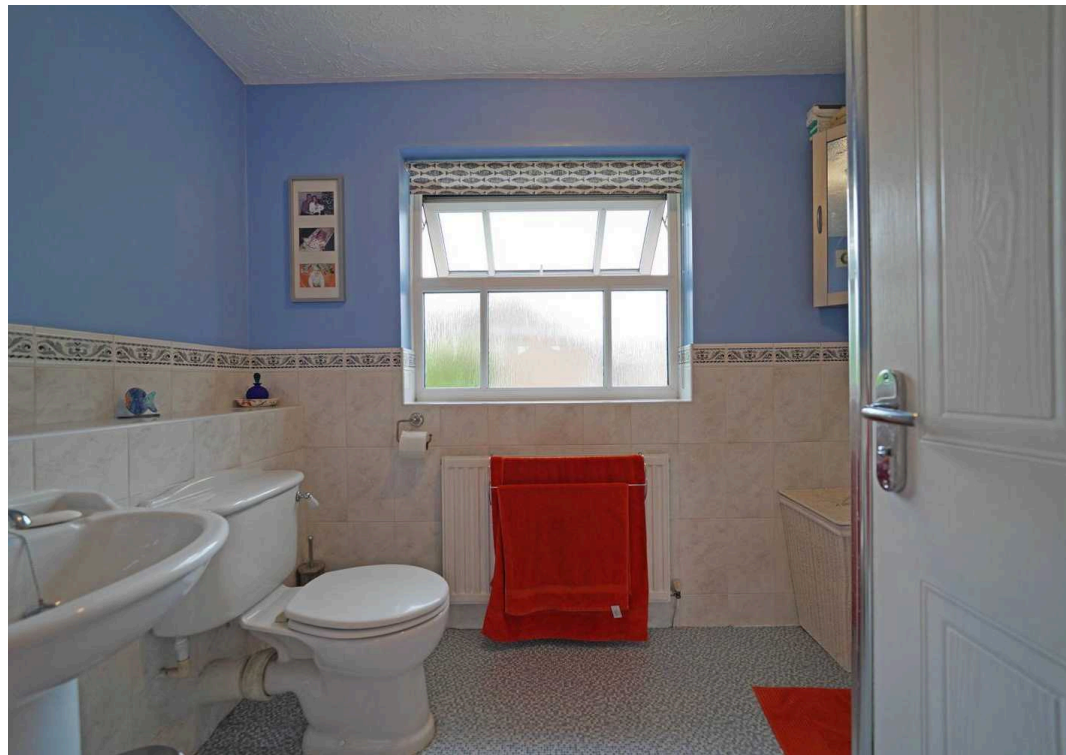
Integrated oven, integrated hob, extractor, dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings, EV charging point and a garden shed.

#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - BT. Loft space - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

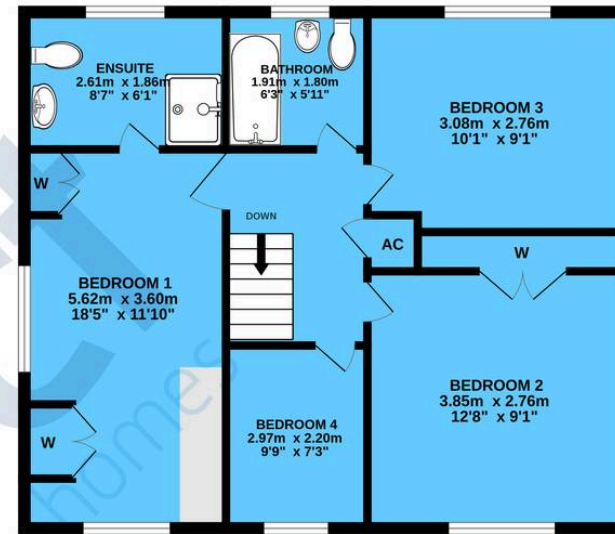
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 130.0 sq.m. (1399 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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