



## Bablake Croft, Solihull

Guide Price £230,000







## PROPERTY OVERVIEW

Nestled on a quiet cul-de-sac, this delightful two-bedroom semi-detached property offers an inviting retreat ideal for first-time buyers seeking a blend of character and charm. From the moment you step into the entrance hallway, the home welcomes you with an abundance of natural light flowing throughout. The ground floor boasts a cosy living room adorned with a feature fireplace, perfect for relaxation and entertaining. The adjacent kitchen/diner showcases excellent views overlooking the rear garden, creating a serene backdrop for every-day meals. A conservatory/utility room to the side of the property provides additional space for white goods, enhancing the practicality of the home. Upstairs, the property features two well-appointed bedrooms. The generous principal bedroom offers fitted storage, while the second bedroom presents versatility, ideal for use as a home office or guest room. Both bedrooms are conveniently serviced by a family bathroom, completing the upper level. Stepping outside, the property unveils a well-established rear garden, a tranquil oasis with various seating areas and a sizeable lawn section, inviting outdoor relaxation and al fresco dining opportunities. The front of the property features a driveway providing off-road parking, ensuring convenience for residents and guests alike.





## 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: B

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- Ideal For First-Time Buyers
- Set On A Quiet Cul-De-Sac
- Living Room With Feature Fire Place
- Kitchen/Diner
- Large Principal Bedroom
- Family Bathroom
- Stunning Rear Garden
- Off Road Parking







**PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

14' 5" x 9' 7" (4.39m x 2.92m)

**KITCHEN/DINER**

12' 11" x 8' 5" (3.94m x 2.57m)

**CONSERVATORY/UTILITY**

7' 5" x 6' 11" (2.26m x 2.11m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 5" x 11' 1" (3.48m x 3.38m)

**BEDROOM TWO**

8' 8" x 6' 6" (2.64m x 1.98m)

**BATHROOM**

8' 8" x 6' 1" (2.64m x 1.85m)

**TOTAL SQUARE FOOTAGE**

53 sq.m (570 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**WELL ESTABLISHED GARDEN WITH SEATING AREAS**

**DRIVEWAY PARKING**





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

All carpets, curtains and light fittings, garden shed and fitted wardrobes in one bedroom.

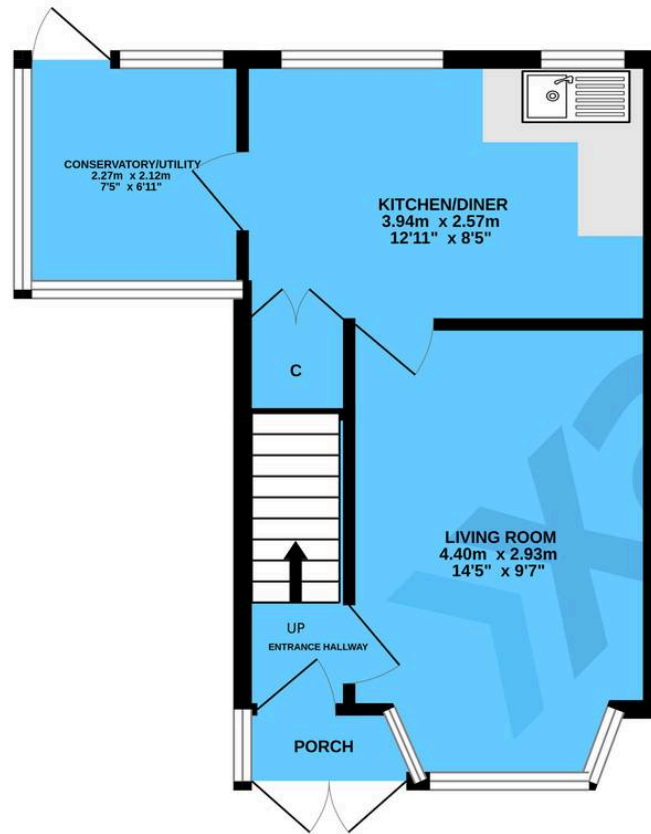
### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.  
Broadband - Virgin. Loft space - boarded with ladder and lighting.

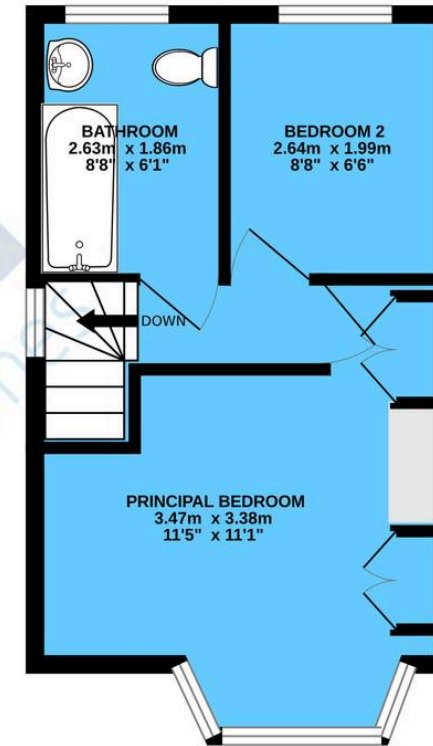
### **INFORMATION FOR POTENTIAL BUYERS**

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 : 53.0 sq.m. (570 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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# Xact Homes

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