



Bablake Croft, Solihull

Guide Price £230,000





Bablake Croft

Solihull | B92

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.

ITEMS INCLUDED IN THE SALE

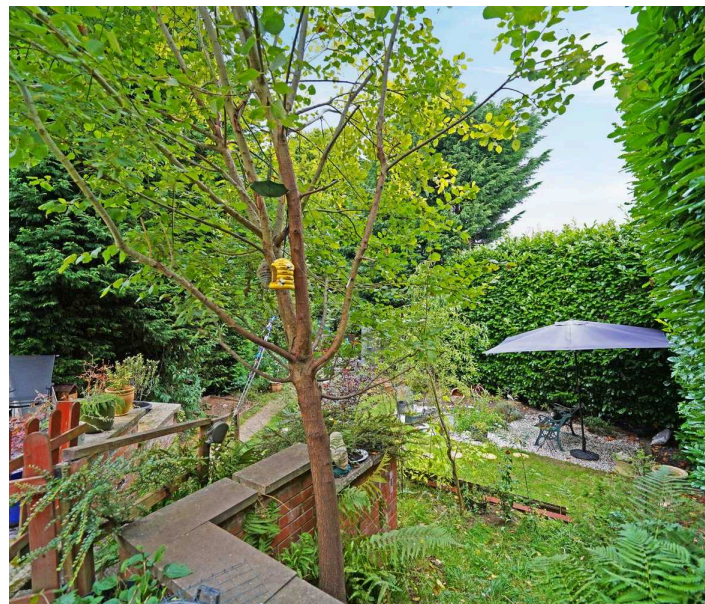
All carpets, curtains and light fittings, garden shed and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





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


Council Tax band: B

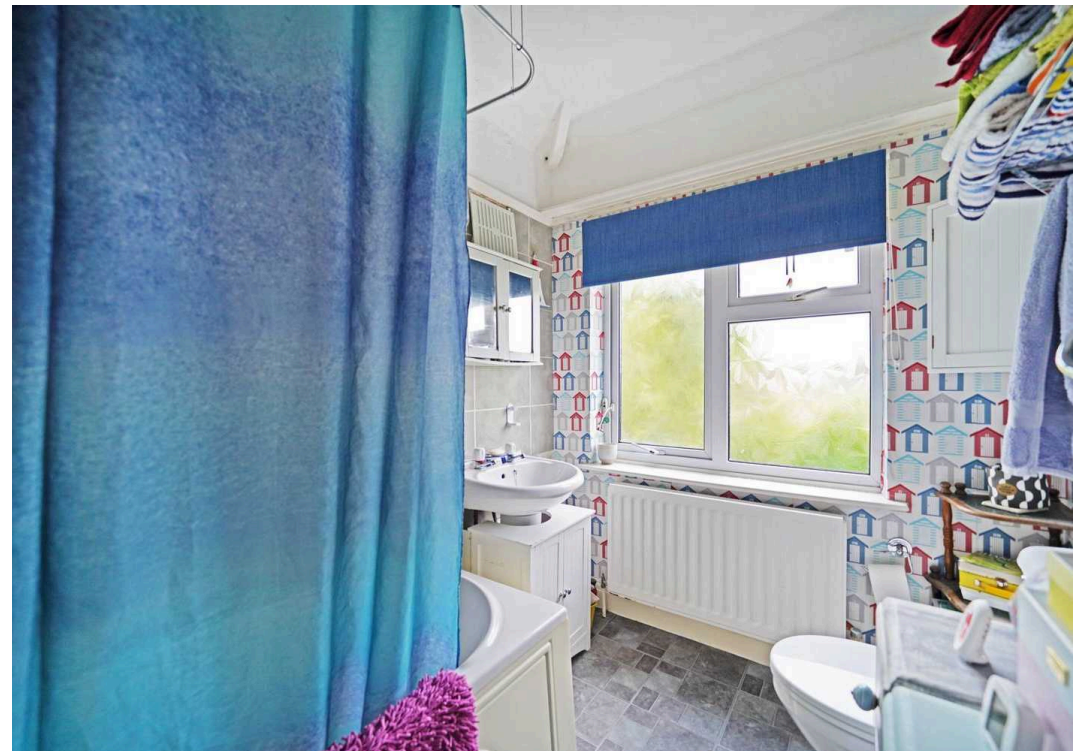
Tenure: Freehold

- 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
- Stunning Rear Garden
- Off Road Parking

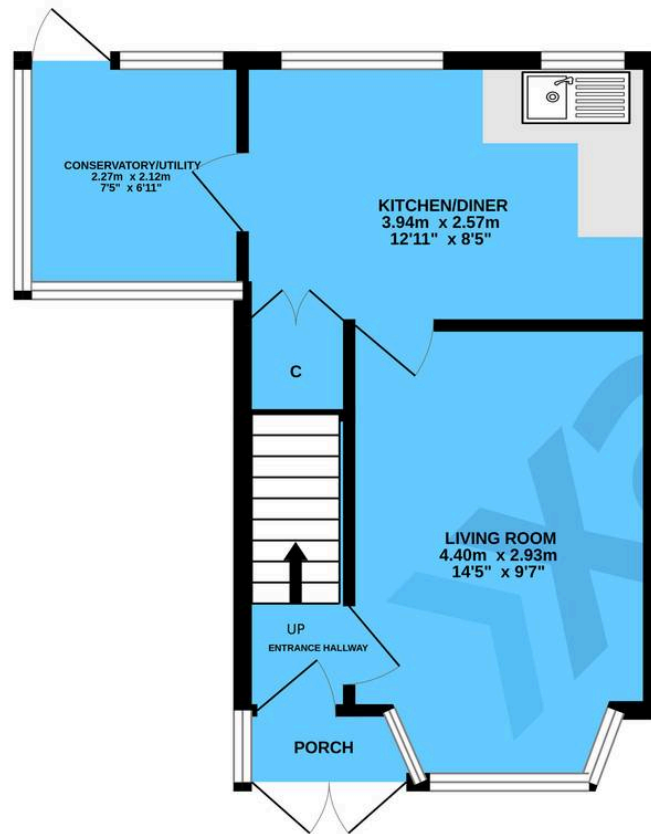


Energy Efficiency Rating

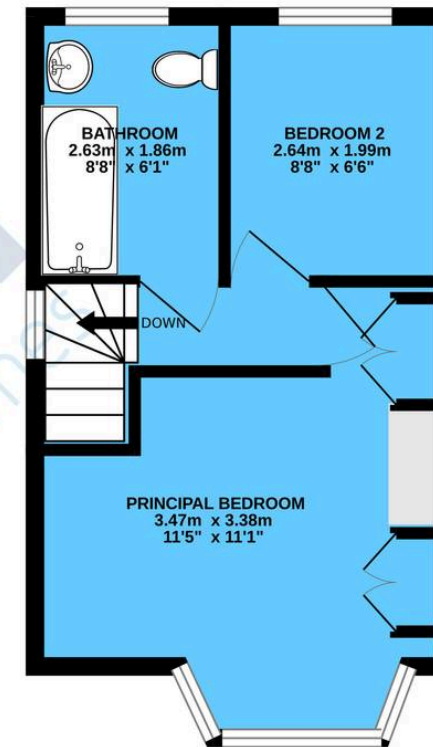
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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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