



Mickleton Road, Solihull

Guide Price £330,000





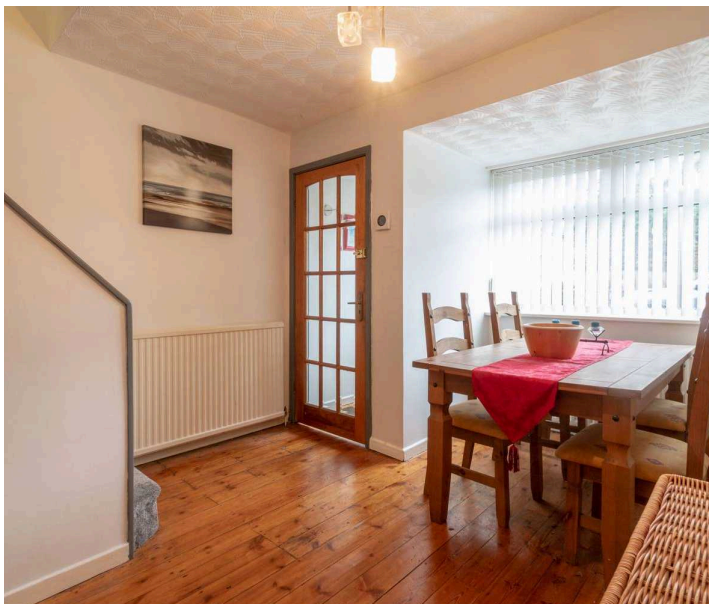
PROPERTY OVERVIEW

Presenting a fantastic opportunity, this three-bedroom detached property is nestled on a peaceful road in the sought-after location of Solihull and comes with the added benefit of NO UPWARD CHAIN. Ideal for both first-time buyers and investors, this home offers a warm welcome as you step through the door into a spacious dining hall.

The ground floor boasts a comfortable living room with double doors opening out onto the rear garden and a fitted kitchen complete with integrated appliances.

Ascending to the first floor, you will find the three bedrooms, including a principal bedroom with fitted wardrobes. A family bathroom provides convenience and practicality for all residents.

Outside, the property features a rear garden primarily laid to lawn, offering a serene outdoor space. Additionally, a driveway provides parking for multiple vehicles and leads to a single garage, ensuring ample parking solutions. A viewing is highly recommended to appreciate all this property has to offer.



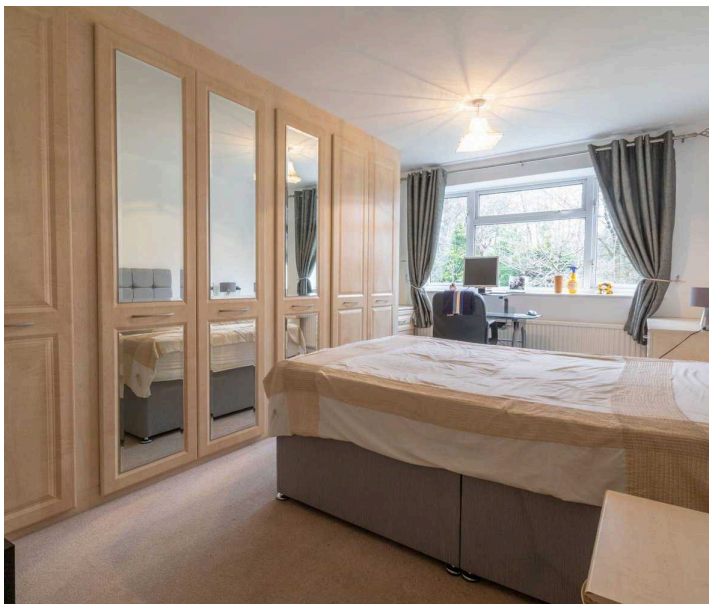


PROPERTY LOCATION

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: D

Tenure: Freehold



- Three Bedroom Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Road In Solihull
- Spacious Living Room
- Dining Hall & Kitchen
- Lawn Rear Garden
- Driveway & Single Garage



HALL

DINING HALL

12' 7" x 10' 0" (3.84m x 3.04m)

LIVING ROOM

15' 9" x 11' 5" (4.79m x 3.48m)

KITCHEN

18' 6" x 6' 8" (5.63m x 2.04m)

UTILITY

FIRST FLOOR

BEDROOM ONE

15' 7" x 10' 4" (4.74m x 3.15m)

BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.16m)

BEDROOM THREE

11' 8" x 7' 11" (3.55m x 2.42m)

BATHROOM

7' 10" x 7' 4" (2.39m x 2.24m)

TOTAL SQUARE FOOTAGE

Total floor area: 118.3 sq.m. = 1273 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

14' 6" x 7' 9" (4.42m x 2.35m)

REAR GARDEN

ITEMS INCLUDED IN THE SALE

Oven, hob and extractor, all carpets, curtains, blinds and light fittings and fitted wardrobes in bed one.

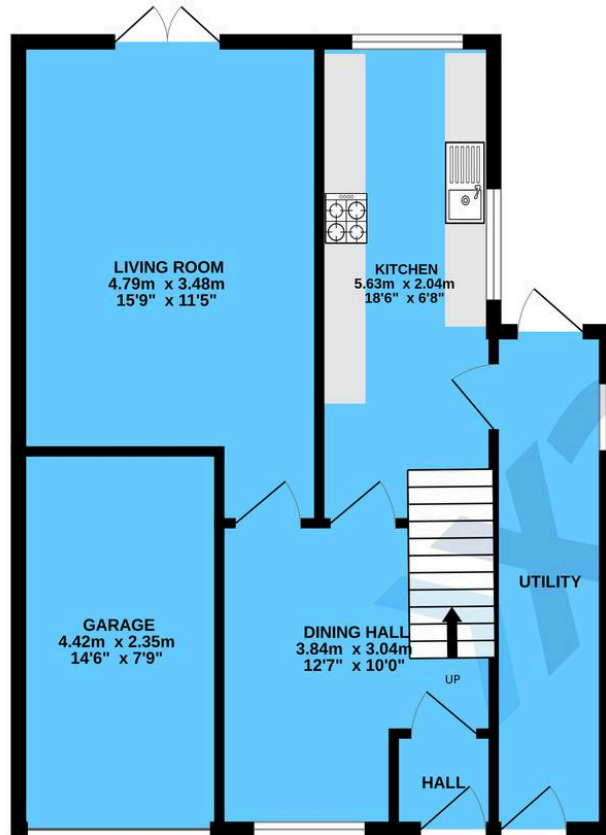
ADDITIONAL INFORMATION

Services - Mains gas, electricity and water on a meter.

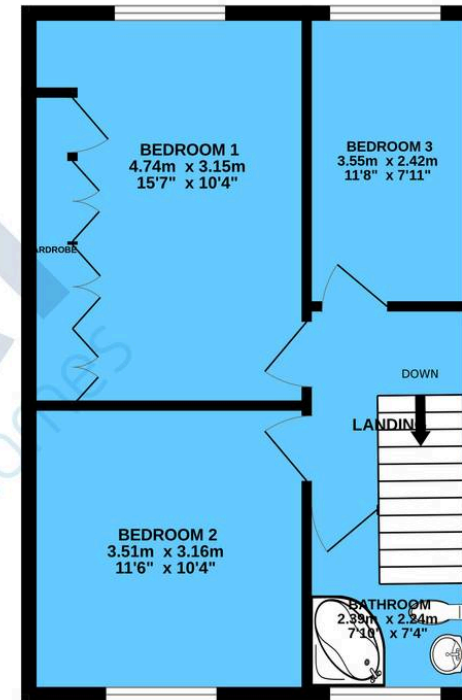
INFORMATION FOR POTENTIAL BUYERS

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 : 118.3 sq.m. (1273 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

