



Sambourn Close, Solihull

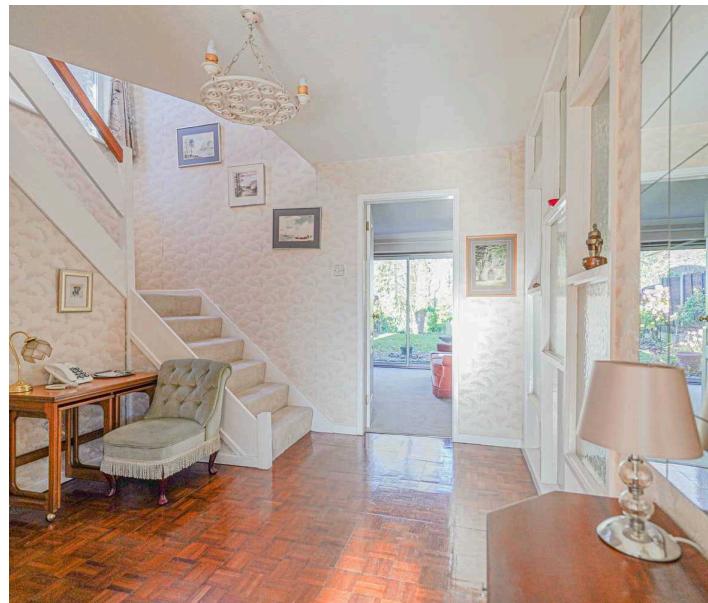
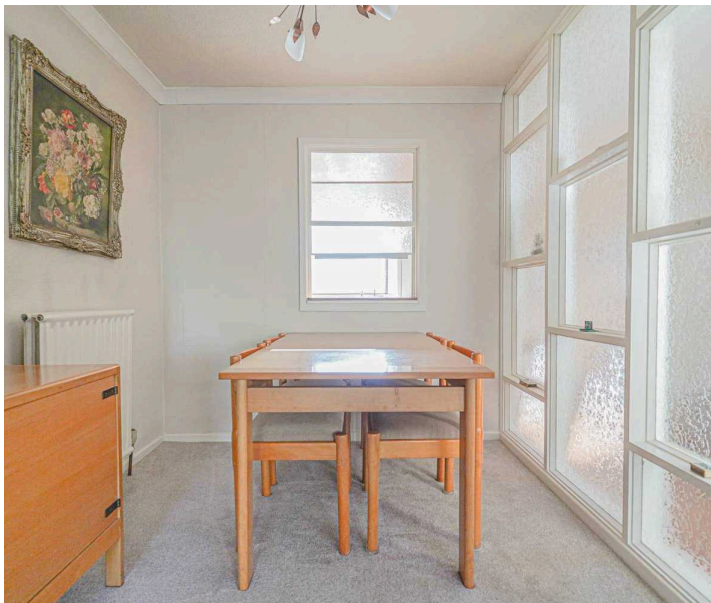
Guide Price £400,000





PROPERTY OVERVIEW

A rare opportunity presents itself with this three-bedroom detached property nestled on a peaceful road, offering a blank canvas for those seeking a project. Ready for modernisation throughout, this property comes to market with the added benefit of NO UPWARD CHAIN, providing a swift and hassle-free transaction for potential buyers. As you step into the home, you are greeted by a spacious entrance hallway leading to a fitted kitchen at the front. The true heart of the house lies at the rear, where an expansive open-plan living and dining room awaits, flooded with natural light from the sliding doors that open out to the rear garden. With the potential to extend, subject to necessary planning permissions, this property offers versatility to suit evolving needs. Completing the ground floor is a convenient downstairs toilet and a single garage. Ascending to the first floor, a generously sized landing leads to three bedrooms and a family bathroom, enhancing the home's practicality and comfort.





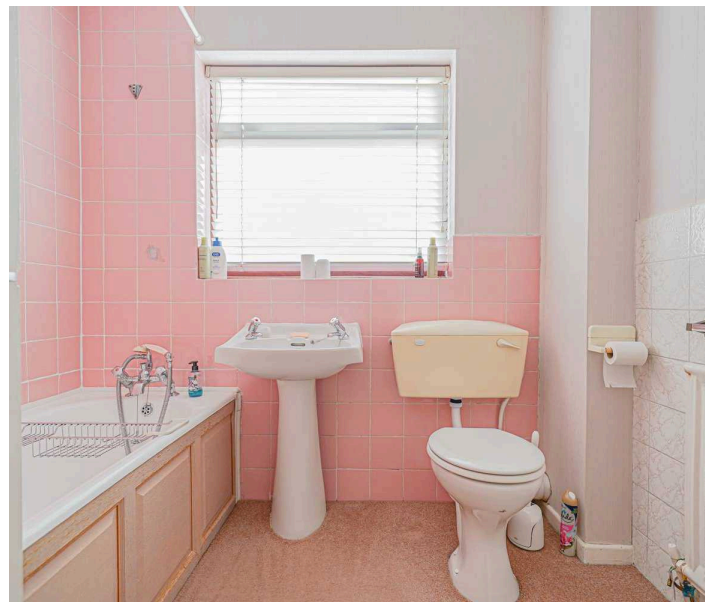
Outside, the property boasts a serene lawn rear garden, providing a tranquil space for outdoor relaxation and entertaining. The ideal setting for alfresco dining or simply unwinding amidst nature, this outdoor haven offers a peaceful retreat from the hustle and bustle of every-day life. A driveway capable of accommodating multiple vehicles ensures ample parking space for residents and guests alike, adding convenience to daily living. Whether seeking a family home with scope for personalisation or an investment opportunity with potential, this property embodies the promise of a rewarding project awaiting its new owner. Embrace the chance to transform this property into your dream home and create lasting memories in a tranquil and sought-after location.

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 Property
- NO UPWARD CHAIN
- In Need Of Modernisation Throughout
- Spacious Family Home
- Fitted Kitchen To Front
- Open Plan Living / Dining Room
- Three Generously Sized Bedrooms
- Lawn Rear Garden
- Driveway & Single Garage



PORCH

ENTRANCE HALLWAY

WC

7' 5" x 3' 5" (2.25m x 1.04m)

KITCHEN

10' 0" x 7' 6" (3.04m x 2.28m)

LIVING/DINING ROOM

19' 11" x 17' 11" (6.06m x 5.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 0" x 10' 5" (4.27m x 3.17m)

BEDROOM TWO

12' 3" x 12' 0" (3.74m x 3.65m)

BEDROOM THREE

11' 0" x 9' 3" (3.35m x 2.82m)

BATHROOM

7' 5" x 6' 7" (2.27m x 2.00m)

TOTAL SQUARE FOOTAGE

139.0 sq.m (1496 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN



ITEMS INCLUDED IN THE SALE

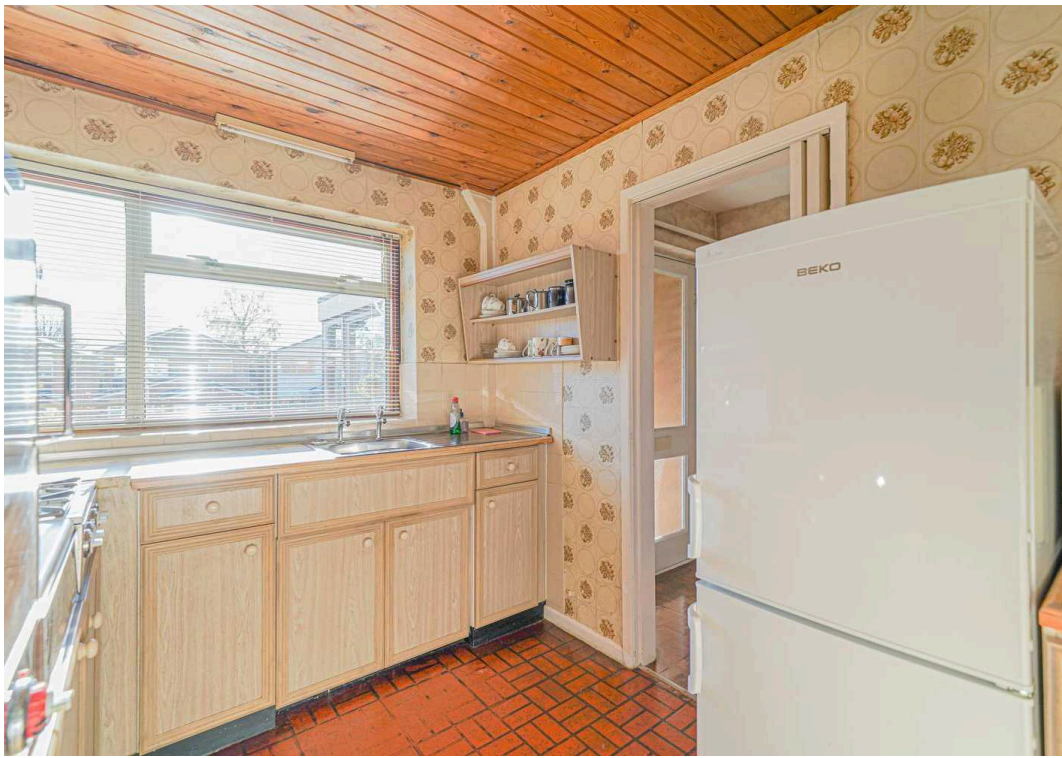
Free standing cooker, microwave, fridge/freezer, washing machine, all carpets, some curtains, some blinds, all light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

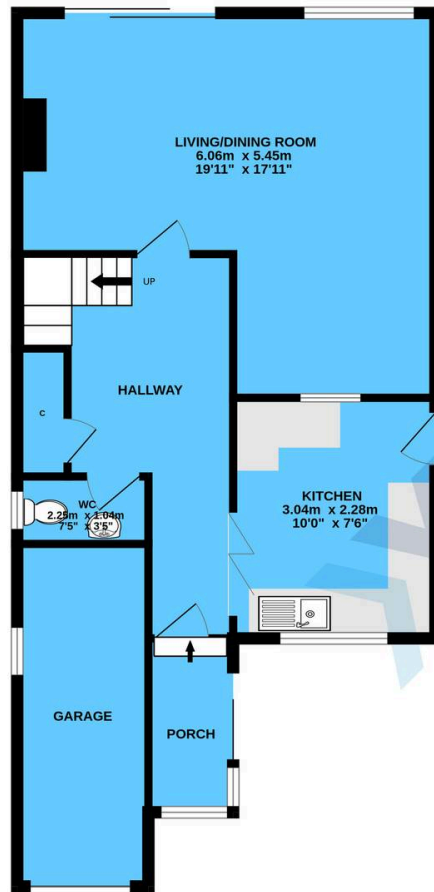
Services - mains water (with water meter), sewers and electricity. Central heating - gas.

INFORMATION FOR POTENTIAL BUYERS

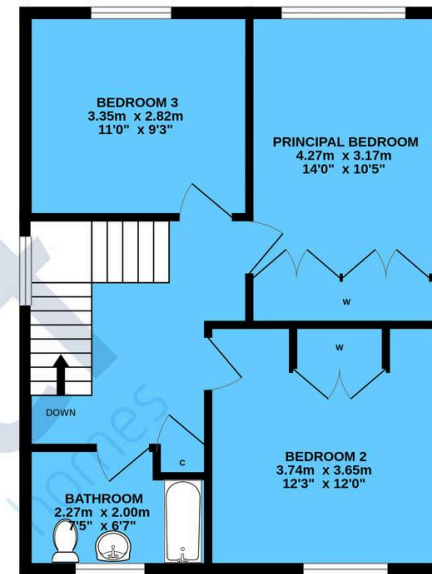
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 139.0 sq.m. (1496 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

