



Walford Drive, Solihull

Guide Price £295,000





PROPERTY OVERVIEW

Presenting this charming two-bedroom semi-detached bungalow nestled on a serene road in the heart of Solihull. Offered to the market with no upward chain, this property boasts breathtaking views overlooking Solihull. Step inside to discover a spacious living room adorned with a feature fireplace, creating a cosy ambience perfect for relaxation. The property further delights with a fitted breakfast kitchen, ideal for culinary enthusiasts.

Two double bedrooms are elegantly presented, both complemented by fitted storage solutions and serviced via a well-appointed family bathroom. Ample outdoor space can be enjoyed with a large paved garden, promising endless possibilities for outdoor activities and stunning views. Additionally, the property features a single garage and driveway, providing convenient parking solutions for residents and visitors alike. With its prime location and array of desirable features, this bungalow presents a unique opportunity for those seeking a tranquil retreat in a sought-after locale.





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: C

Tenure: Freehold

- Two Bedroom Semi-Detached Bungalow
- NO UPWARD CHAIN
- Fantastic Views Over Solihull
- Spacious Living Room
- Breakfast Kitchen
- Two Double Bedrooms With Fitted Storage
- Low Maintenance Rear Garden
- Single Garage & Driveway





HALL

LIVING ROOM

18' 1" x 10' 6" (5.51m x 3.20m)

BALCONY

BREAKFAST KITCHEN

12' 0" x 9' 8" (3.66m x 2.95m)

BEDROOM ONE

12' 0" x 10' 0" (3.66m x 3.05m)

BEDROOM TWO

11' 2" x 9' 0" (3.40m x 2.74m)

BATHROOM

7' 5" x 5' 1" (2.26m x 1.55m)

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 9' 10" (4.90m x 3.00m)

TOTAL SQUARE FOOTAGE

76.5 sq.m (823 sq.ft) approx.

DRIVEWAY PARKING

LARGE PAVED GARDEN



ITEMS INCLUDED IN THE SALE

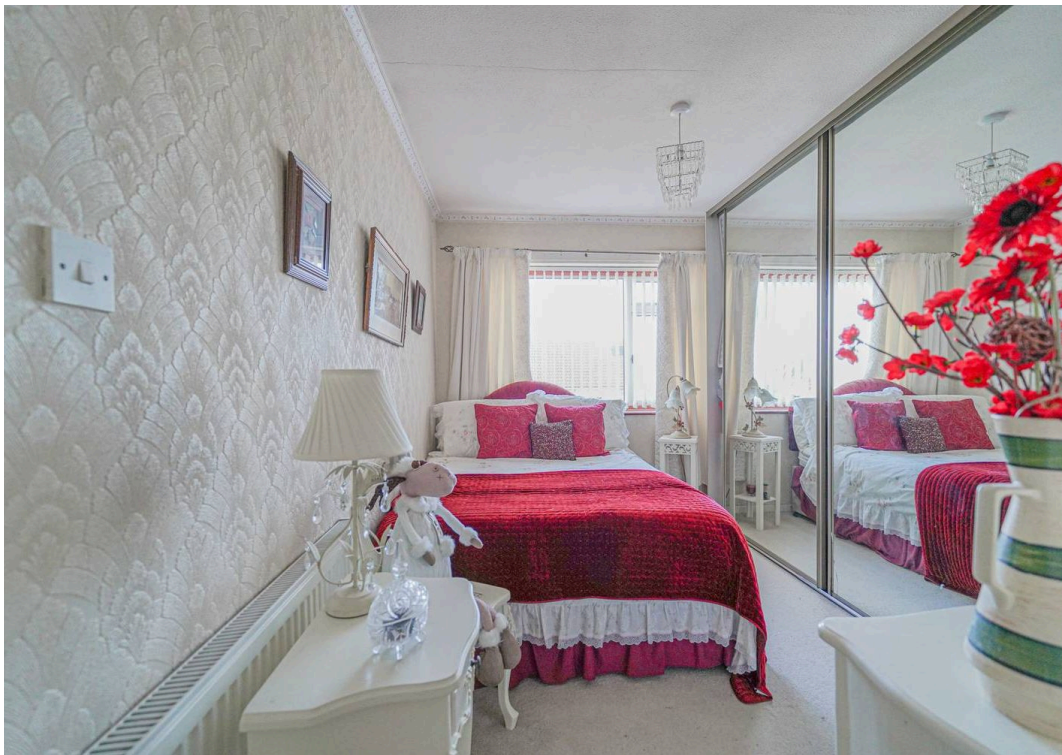
Free standing cooker, integrated hob, fridge, freezer, washing machine, garden shed, all carpets, curtains and blinds, some light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

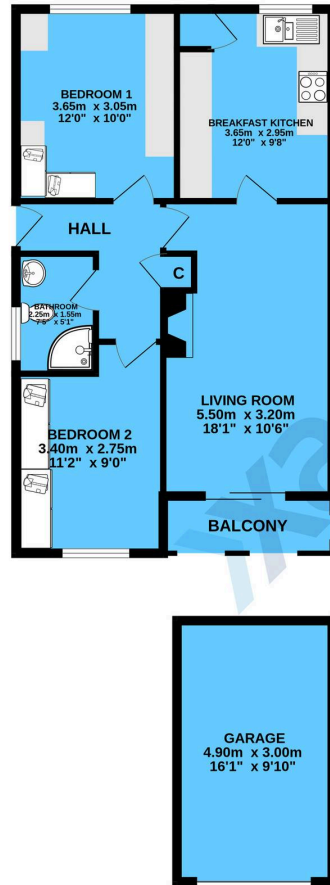
Services - mains gas, electricity, water and sewers.
Broadband - FTTC (fibre to the cabinet).

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



TOTAL FLOOR AREA: 76.5 sq.m. (823 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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