



Greswolde Road, Solihull

Guide Price £630,000





PROPERTY OVERVIEW

Set on a sought-after road, this stunning three-bedroom detached property has been tastefully remodeled and updated by the existing owners to create a delightful family home. Offering the added benefit of NO UPWARD CHAIN, this property is a rare find in the current market. Upon entering the property, you are greeted by a welcoming entrance hallway with ample storage space via an under-stairs cloakroom that leads to the heart of the home, an open-plan kitchen/diner/family room. The kitchen boasts fully integrated appliances, modern units, and worktops all finished to a high specification, with bi-fold doors opening to the rear garden, perfect for indoor-outdoor living. Additionally, the kitchen benefits from a practical utility room, adding to the convenience of every-day living. To the front of the property, a spacious living room awaits, featuring a large feature bay window that floods the room with natural light. Upstairs, three generously sized bedrooms await. Two large double bedrooms offer ample fitted storage, while the third bedroom provides versatility to be used as a home office, catering to the modern lifestyle needs of potential buyers. All bedrooms are serviced by a stylish family bathroom, completing the accommodation on offer.



Externally, the property enjoys a low-maintenance rear garden, ideal for entertaining and relaxation, with a large patio seating area perfect for alfresco dining on warm summer evenings. The front of the property benefits from a driveway providing parking for multiple vehicles, ensuring convenience for residents and their guests. The property also features a convenient store room, providing additional storage space for tools, bikes, or other equipment. The combination of a well-maintained front garden and a private rear oasis makes this property an attractive option for those seeking a comfortable and practical family home. Don't miss the opportunity to make this immaculate property your own and enjoy the best of modern living in a desirable 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: F

Tenure: Freehold





- NO UPWARD CHAIN
- Stunning Three Bedroom Detached Family Home
- High Specification Throughout
- Open Plan Kitchen / Diner / Family Room
- Spacious Living Room
- Three Generously Sized Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden
- Early Viewing Essential

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 11" x 13' 1" (4.24m x 3.99m)

KITCHEN/DINER/FAMILY ROOM

29' 4" x 14' 5" (8.94m x 4.39m)

UTILITY ROOM

10' 8" x 7' 5" (3.25m x 2.26m)

Utility room has fitted storage along back wall, combination boiler (3 years old) and integrated bin storage.

FIRST FLOOR

BEDROOM ONE

14' 5" x 13' 11" (4.39m x 4.24m)

BEDROOM TWO

13' 11" x 10' 10" (4.24m x 3.30m)

BEDROOM THREE/HOME OFFICE

12' 6" x 9' 10" (3.81m x 3.00m)

BATHROOM

9' 1" x 8' 0" (2.77m x 2.44m)



OUTSIDE THE PROPERTY

STORE

7' 5" x 5' 7" (2.26m x 1.70m)

TOTAL SQUARE FOOTAGE

122.0 sq.m (1313 sq.ft) approx.

LOW MAINTENANCE GARDEN

LARGE PATIO SEATING AREA

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

AEG integrated oven, AEG integrated hob, extractor, Quooker tap, drinks fridge (under the island), Zanussi integrated dishwasher, AEG microwave, Zanussi fridge, Zanussi freezer, all carpets and CCTV.

FOR SEPARATE NEGOTIATION

Black free standing wardrobes in principal bedroom, sofa in kitchen/diner, shutters for all 4 windows, washing machine, tumble dryer and garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers and water on a meter. Broadband - FTTP (fibre to the premises). Loft space - boarded. All windows to the back and side of the property were replaced in 2018 (FENSA 10 year warranty available).

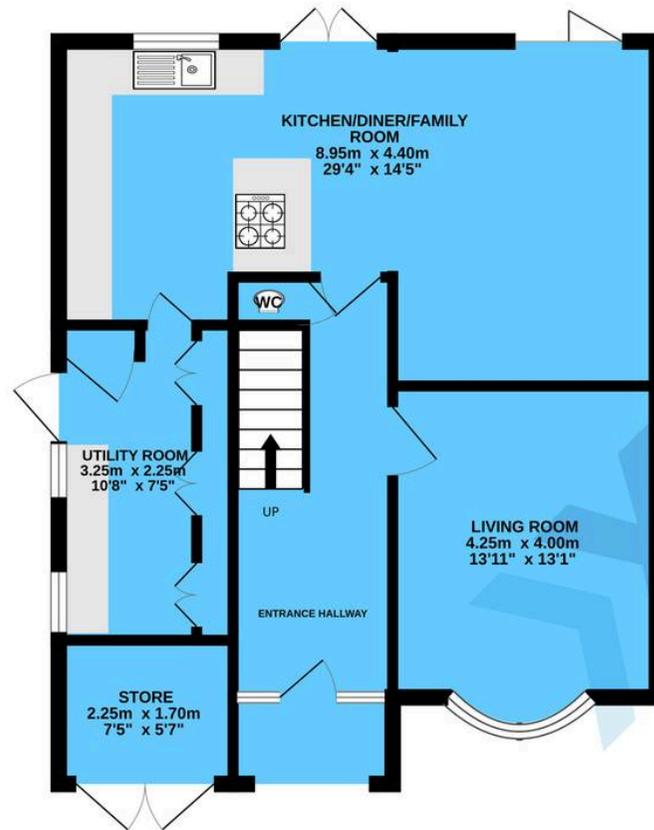


INFORMATION FOR POTENTIAL BUYERS

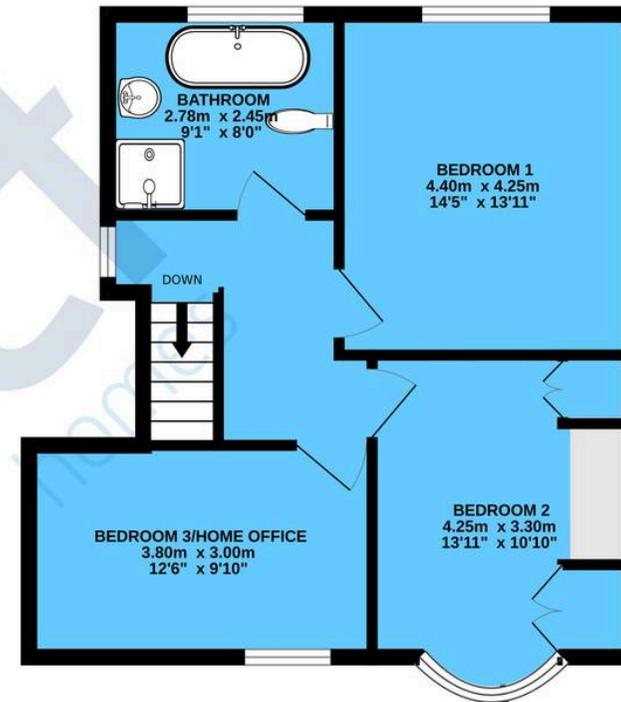
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 122.0 sq.m. (1313 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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