



Howard Road, Solihull

Guide Price £275,000





PROPERTY OVERVIEW

This delightful three-bedroom semi-detached property is situated on a quiet road and is offered to the market with NO UPWARD CHAIN, making it an ideal opportunity for first-time buyers. The property boasts a pleasant foregarden and is accessed via a spacious entrance hallway leading to two reception rooms - a charming living room and a dining room offering views of the rear garden and an abundance of natural light. The fitted kitchen features ample work surface and storage space, perfect for culinary enthusiasts.

Upstairs, three well-proportioned bedrooms are serviced by a family bathroom. Outside, the property benefits from a low maintenance rear garden with a large shed and greenhouse. Additionally, there is a driveway to the front providing off-road parking, adding to the convenience of this lovely home. Don't miss out on the opportunity to view this wonderful property.



- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers
- Short Distance From All Local Amenities
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three Well Proportioned Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden



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

ENTRANCE HALLWAY

LIVING ROOM

12' 4" x 10' 4" (3.76m x 3.15m)

DINING ROOM

12' 0" x 9' 4" (3.66m x 2.84m)

KITCHEN

13' 5" x 5' 11" (4.09m x 1.80m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 10' 4" (3.76m x 3.15m)

BEDROOM TWO

8' 10" x 8' 6" (2.69m x 2.59m)

BEDROOM THREE

8' 6" x 6' 7" (2.59m x 2.01m)



**BATHROOM**

6' 1" x 5' 7" (1.85m x 1.70m)

TOTAL SQUARE FOOTAGE

75.4 sq.m (812 sq.ft) approx.

OUTSIDE THE PROPERTY**LOW MAINTENANCE REAR GARDEN****DRIVEWAY PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, washing machine, garden shed, greenhouse, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and all furniture still present in the property.

ADDITIONAL INFORMATION

Services - mains water, gas, electricity and sewers.
Loft space - part boarded.



INFORMATION FOR POTENTIAL BUYERS

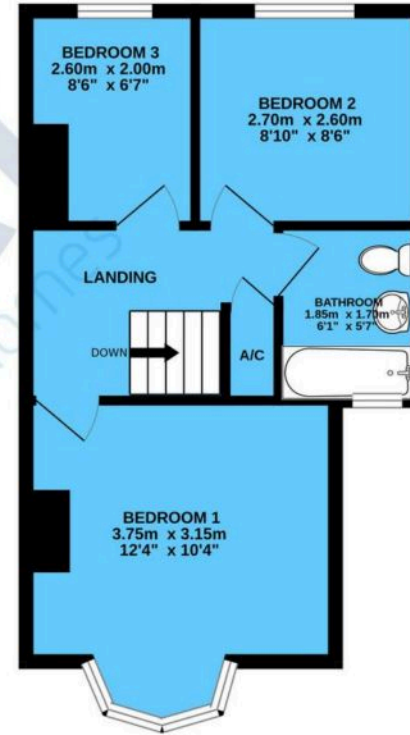
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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 : 75.4 sq.m. (812 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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