



Solihull Lane, Birmingham

Guide Price £325,000

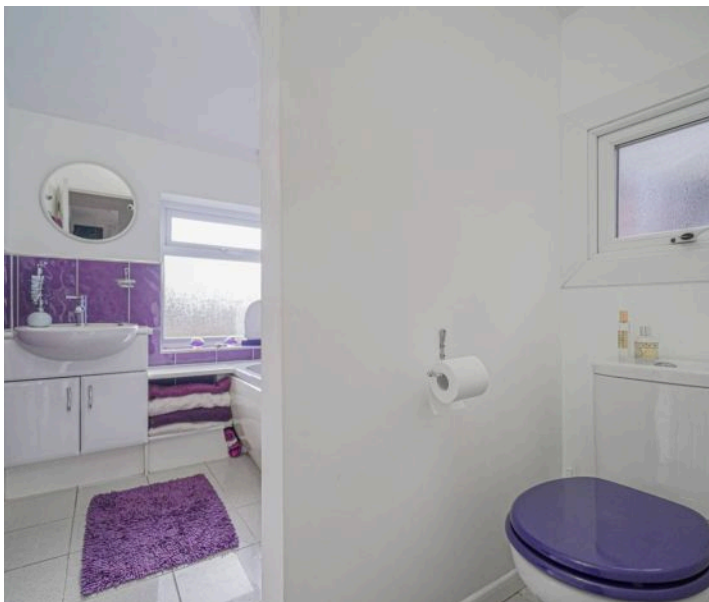




PROPERTY OVERVIEW

This beautifully presented three-bedroom semi-detached property is conveniently located just a short distance from all local amenities. As you step inside the entrance hallway, you are welcomed into a bright and spacious living / dining room with an abundance of natural light. The kitchen has been cleverly extended to create a large space with ample work surfaces, and includes a practical utility area for white goods. Upstairs, you will find two double bedrooms, a single bedroom, and a family bathroom to serve them all.

Outside, this property offers a low maintenance rear garden that is mainly paved, perfect for relaxing or entertaining outdoors. For your convenience, there is ample parking available with a driveway to the front of the property, as well as a garage to the rear which can be accessed via a gated private road. Don't miss out on the opportunity to make this lovely property your new home.





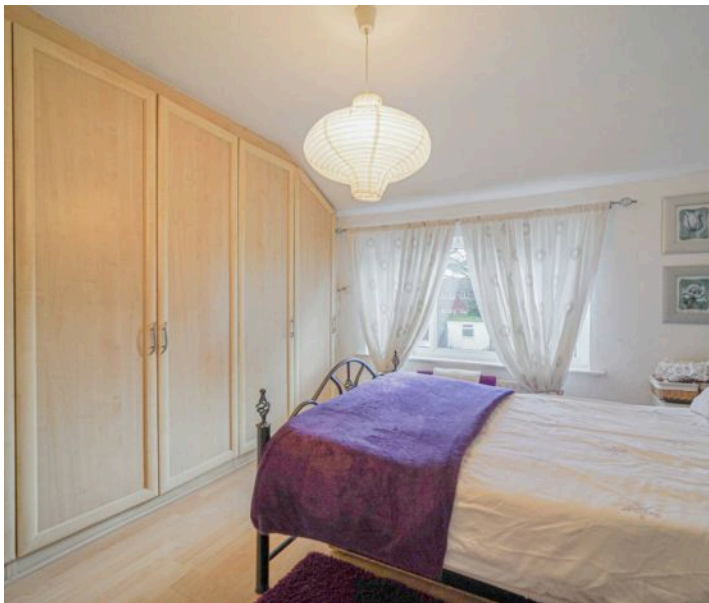
PROPERTY LOCATION

Hall Green is an area in south-east Birmingham, it offers excellent range of amenities nearby which include Birmingham Town Centre, Solihull Town Centre, Schools and parks. There are a range of services within Hall Green including commuter train service to Stratford Upon Avon and bus routes. In addition the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 30 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Short Distance To All Local Amenities
- Well Presented Throughout
- Downstairs WC
- Spacious Living / Dining Room
- Extended Kitchen
- Practical Utility With Ample Storage
- Two Double Bedrooms & A Single
- Low Maintenance Rear Garden
- Driveway & Garage





ENTRANCE PORCH

ENTRANCE HALLWAY WITH WC AND UNDER STAIRS STORAGE

NEWLY REFURBISHED DOWNSTAIRS WC

LIVING / DINING ROOM
23' 11" x 11' 6" (7.30m x 3.50m)

KITCHEN WITH NEWLY REFURBISHED UTILITY ROOM
15' 5" x 13' 7" (4.70m x 4.15m)

FIRST FLOOR

PRINCIPAL BEDROOM
12' 5" x 11' 6" (3.78m x 3.50m)

BEDROOM TWO
11' 10" x 11' 6" (3.60m x 3.50m)

BEDROOM THREE
8' 2" x 5' 11" (2.50m x 1.80m)

BATHROOM WITH BATH AND POWER SHOWER
8' 10" x 5' 11" (2.70m x 1.80m)

TOTAL SQUARE FOOTAGE
109.8 sq.m (1182 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

BLOCK PAVED DRIVEWAY PARKING

FULLY SLABBED GARDEN

FULLY ASTROTURFED GALLEY STYLE DECKING AREA



ITEMS INCLUDED IN THE SALE

Free-standing cooker, dishwasher, washing machine, tumble dryer, all curtains, all blinds, all light fittings, fitted wardrobes in two bedrooms, CCTV and a 2015 electric car charging point.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

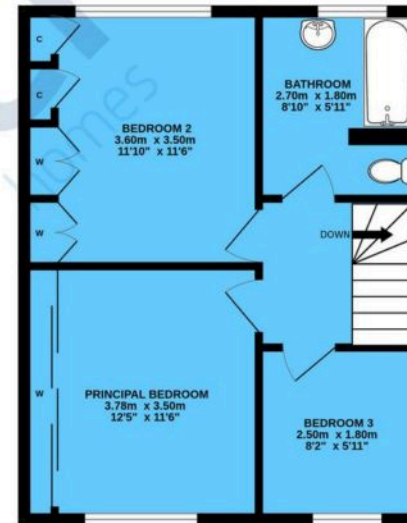
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 109.8 sq.m. (1182 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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