



Gaydon Road, Solihull

Guide Price £340,000





PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached property, peacefully situated on a quiet road and within reach of essential amenities and in close proximity to Elmdon Park. Upon entry, one is welcomed by a spacious entrance hallway leading to a tastefully remodelled kitchen boasting an abundance of work surfaces and storage options. The property further offers two generously sized reception rooms, with one serving as a large dining room, and the other as a spacious living room offering serene views of the rear garden.

Ascending the stairs, three well-appointed bedrooms await, each generously proportioned and complemented by a family bathroom. External features include a pleasant rear garden mainly laid with lawn, providing a tranquil outdoor retreat. The front driveway offers ample parking for multiple vehicles and leads to a single garage, providing convenience and security.

This property presents a harmonious blend of comfort, style, and practicality, making it an ideal home for families seeking tranquillity within reach of essential amenities.





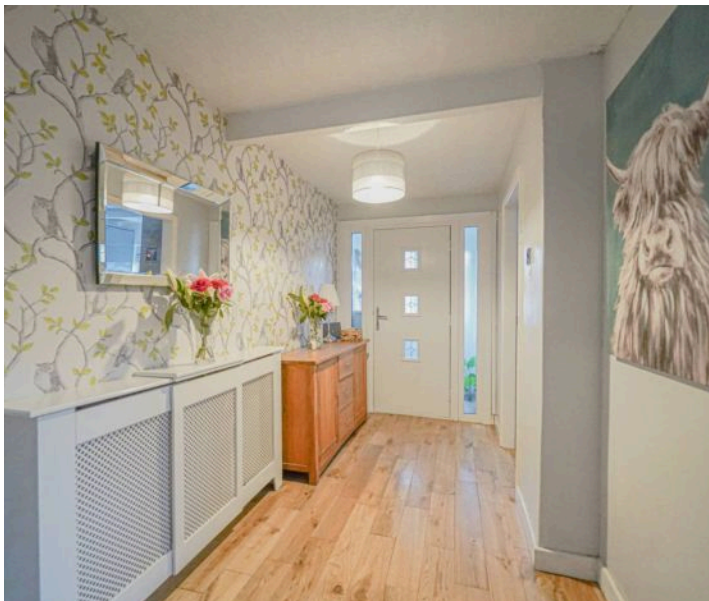
PROPERTY LOCATION

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: D

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Set On A Quiet Road In Solihull
- Short Distance From All Local Amenities
- Fitted Kitchen With Ample Storage
- Two Spacious Reception Rooms
- Three Generously Sized Bedrooms
- Family Bathroom
- South Facing Rear Garden





PORCH

ENTRANCE HALLWAY

KITCHEN

11' 6" x 7' 9" (3.50m x 2.35m)

SIDE ENTRANCE

LIVING ROOM

13' 5" x 10' 0" (4.10m x 3.05m)

DINING ROOM

13' 7" x 10' 10" (4.15m x 3.30m)

FIRST FLOOR

BEDROOM ONE

14' 5" x 10' 9" (4.39m x 3.28m)

BEDROOM TWO

11' 0" x 10' 6" (3.35m x 3.20m)

BEDROOM THREE

10' 0" x 9' 10" (3.05m x 3.00m)

BATHROOM

9' 11" x 5' 10" (3.02m x 1.78m)

OUTSIDE THE PROPERTY

GARAGE

15' 3" x 11' 10" (4.65m x 3.61m)

TOTAL SQUARE FOOTAGE

111.3 sq.m (1198 sq.ft) approx.



GARDEN

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, dishwasher, greenhouse, storage shed, all carpets, car charging point (fitted 2023) and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

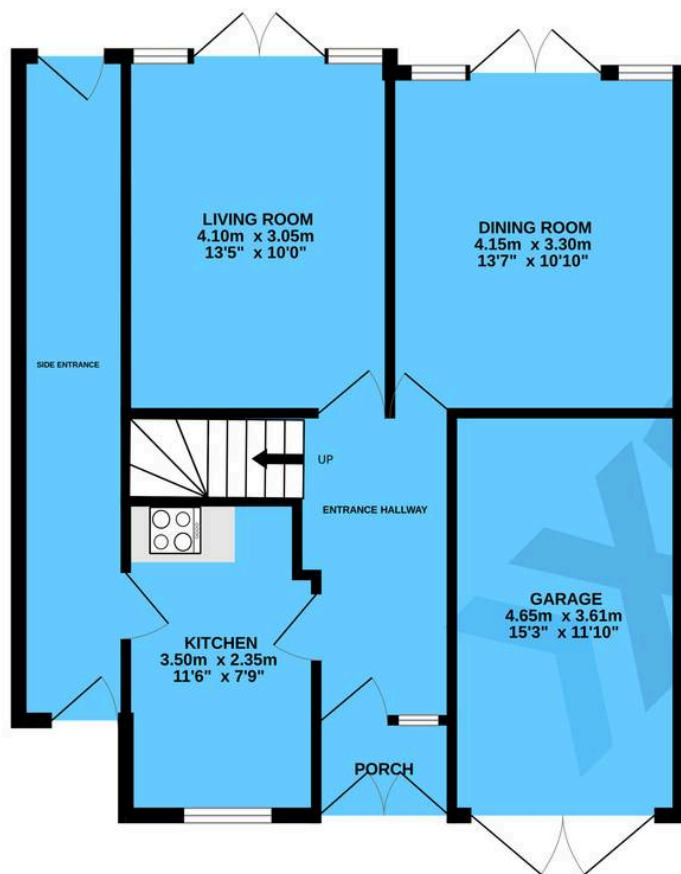
Services – mains water, gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – part boarded.

INFORMATION FOR POTENTIAL BUYERS

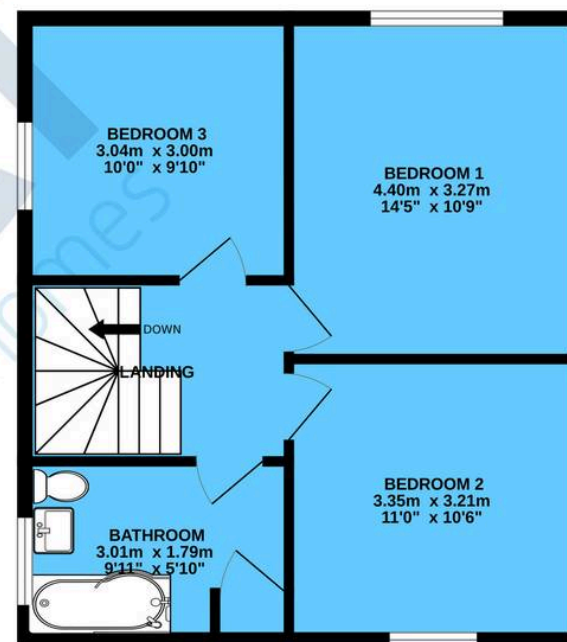
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 111.3 sq.m. (1198 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.

Made with Metropix ©2025

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
HOMES

