



Eden Road, Solihull

Offers Over £300,000





PROPERTY OVERVIEW

Nestled on a tranquil cul-de-sac, this distinguished three-bedroom semi-detached house offers a perfect blend of style and comfort. The property, defined by its inviting kerb appeal, welcomes you with a sizeable block paved driveway flanked by a double tandem garage and a manicured front lawn, exuding a sense of grandeur and exclusivity. Stepping inside, the entrance hallway leads you through to the well-appointed living spaces on the ground floor. To the front of the residence, the lounge provides a cosy retreat, ideal for relaxation and entertaining guests. Towards the rear, the fully fitted breakfast kitchen awaits, promising culinary inspiration and practicality in equal measure. Ascending the stairs, the first floor reveals two generous double bedrooms, each featuring fitted wardrobes for ample storage, alongside an additional single bedroom. Serviced by a family bathroom, the sleeping quarters offer a tranquil sanctuary for rest and rejuvenation. Beyond the interior lies a spacious rear garden, primarily laid with lush lawn, creating a serene outdoor oasis for recreation and alfresco enjoyment. The property's enviable position backing onto Elmdon Park further enhances its appeal, providing a picturesque backdrop and a connection to nature.



Presented to the market with the added advantage of no upward chain, this residence represents a rare opportunity to secure a versatile and well-maintained home in a sought-after location. Whether you are looking for a place to raise a family or simply seeking a peaceful retreat from the bustle of every-day life, this property caters to a variety of lifestyles and aspirations. In summary, this three-bedroom semi-detached house is a harmonious blend of elegance and functionality, offering a serene living environment within a peaceful neighbourhood. Book your viewing today and discover the endless possibilities that this property has to offer for a refined and comfortable living experience.

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





- Offered To The Market With No Upward Chain
- Three Bedroom Semi Detached House Located On A Quiet Cul-De-Sac
- Set Behind A Large Block Paved Driveway Supported By A Double Tandem Garage & Front Lawn
- All Downstairs Living Accommodation Is Accessed Via The Entrance Hallway And Is Comprised Of A Lounge To The Front & A Fully Fitted Breakfast Kitchen At The Rear
- Upstairs The Property Boasts Two Double Bedrooms With Fitted Wardrobes And An Additional Single Bedroom All Serviced By A Family Bathroom
- To The Rear Of The Property Is A Large Garden Mostly Laid With Lawn And Backing Onto Elmdon Park

ENTRANCE HALLWAY

LOUNGE

14' 2" x 10' 2" (4.32m x 3.10m)

BREAKFAST KITCHEN

16' 2" x 10' 11" (4.93m x 3.33m)

INTEGRAL DOUBLE TANDEM GARAGE

24' 10" x 9' 2" (7.57m x 2.79m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 10' 1" (3.63m x 3.07m)

BEDROOM TWO

11' 3" x 10' 4" (3.43m x 3.15m)

BEDROOM THREE

8' 6" x 5' 10" (2.59m x 1.78m)

BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

TOTAL SQUARE FOOTAGE

96.3 sq.m (1037 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SPACIOUS REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets.

ADDITIONAL INFORMATION

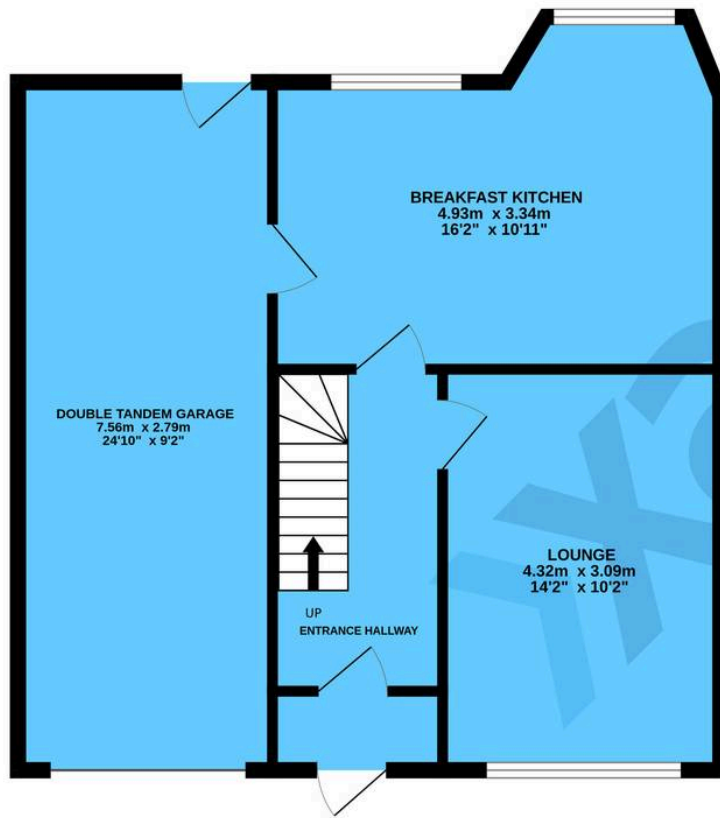
Services - water on a meter, mains gas, electricity and sewers. Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

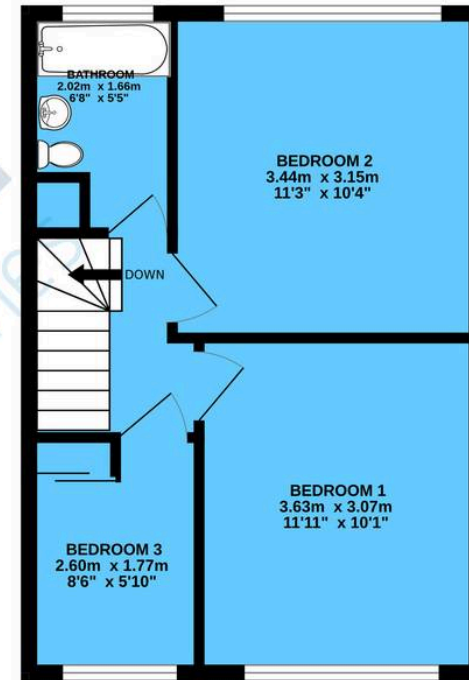
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 96.3 sq.m. (1037 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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