



Walsgrave Drive, Solihull

Guide Price £250,000

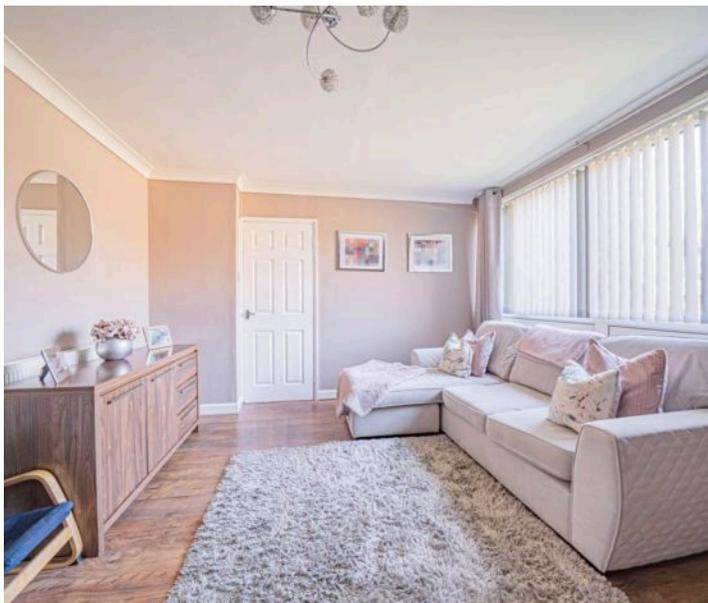




## PROPERTY OVERVIEW

Presenting this charming three-bedroom mid-terrace property located on a tranquil road in the sought-after area of Solihull. Boasting a prime location, this residence is perfect for first-time buyers looking to establish themselves in a desirable neighbourhood or savvy investors seeking a lucrative opportunity. Upon entering, you are greeted by a spacious living room, ideal for relaxation and entertaining guests. The open-plan kitchen/diner provides a versatile space for culinary endeavours and family gatherings. The property comprises three generously sized double bedrooms, offering ample space for comfortable living. Additionally, a well-appointed family bathroom and a separate toilet cater to the convenience of residents. This property also features a charming rear garden providing a serene outdoor retreat. With its convenient location, spacious interiors, and versatile layout, this property presents a compelling opportunity for discerning buyers looking to make a smart investment in the vibrant community of Solihull.

- Three Bedroom Mid-Terrace Property
- Set On A Quiet Road In Solihull
- Ideal For First-Time Buyers Or Investors
- Spacious Living Room
- Open Plan Kitchen/Diner
- Three Double Bedrooms
- Family Bathroom & Separate Toilet
- Lawn 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

#### HALL

#### LIVING ROOM

14' 11" x 12' 2" (4.55m x 3.71m)

#### KITCHEN/DINER

19' 8" x 10' 4" (5.99m x 3.15m)

#### FIRST FLOOR

#### BEDROOM ONE

12' 2" x 9' 10" (3.71m x 3.00m)

#### BEDROOM TWO

12' 2" x 9' 10" (3.71m x 3.00m)

#### BEDROOM THREE

9' 10" x 7' 3" (3.00m x 2.21m)

#### BATHROOM

7' 3" x 5' 7" (2.21m x 1.70m)

#### SEPARATE WC

4' 3" x 3' 11" (1.30m x 1.19m)

**TOTAL SQUARE FOOTAGE**

83.6 sq.m (900 sq.ft) approx.

**OUTSIDE THE PROPERTY****CHARMING REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Garden shed, some carpets, all blinds and light fittings.

**ADDITIONAL INFORMATION**

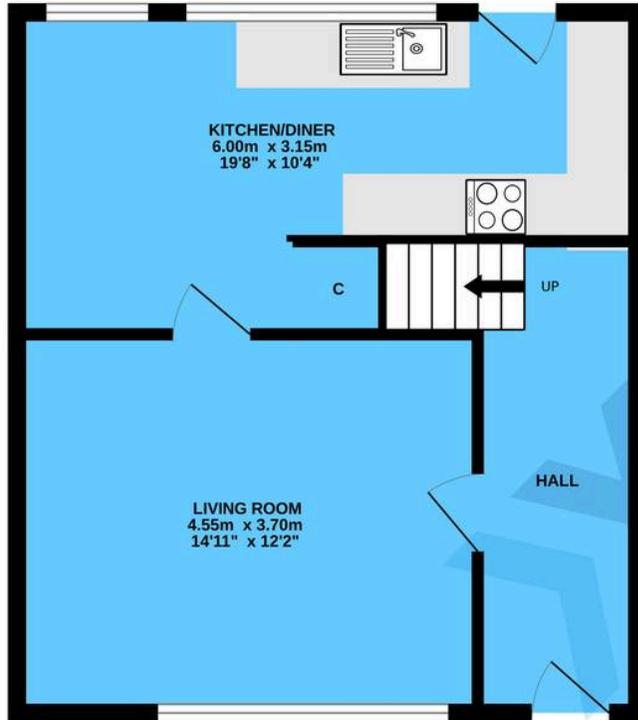
Services - mains water, gas, electricity and sewers.

**INFORMATION FOR POTENTIAL BUYERS**

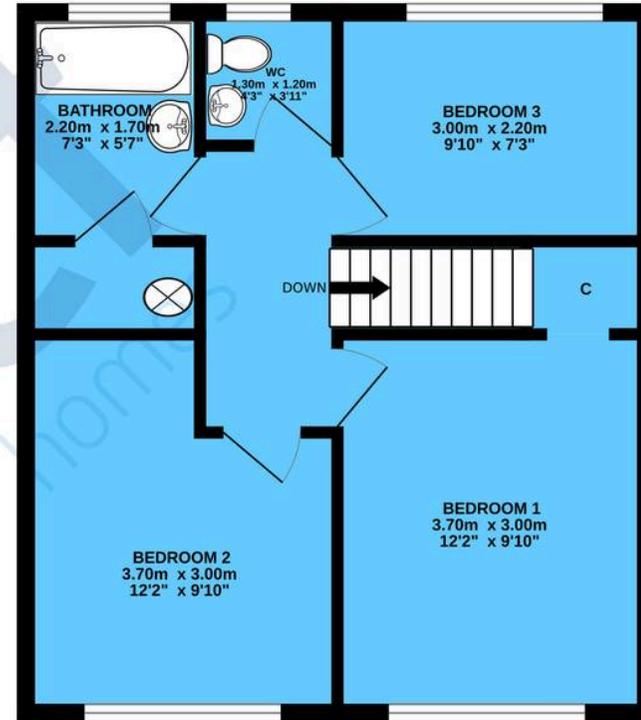
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 83.6 sq.m. (900 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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**Xact Homes**

6 The Square, Solihull - B91 3RB

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

