



Witham Croft, Solihull

Guide Price £278,000



PROPERTY OVERVIEW

Nestled within a sought-after residential area, this delightful two bedroom mid-terrace property presents a prime opportunity for both first-time buyers and investors. Proudly offered to the market with NO UPWARD CHAIN, the entrance hallway welcomes you into the property and leads to a fitted kitchen boasting ample workspace. The open plan living and dining room exudes a sense of space and light, perfect for entertaining or unwinding after a long day.

Ascending the stairs, you will find two generously proportioned double bedrooms, complemented by a family bathroom fulfilling all your daily needs. Stepping outside, the property reveals a charming south-facing rear garden, offering a serene outdoor space to relax or host gatherings. Additionally, off-road parking to the front provides convenience and ease for residents and visitors alike. Imbued with charm and practicality, this property embodies the essence of comfortable living within a desirable locale.



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

- Two Double Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Open Plan Living & Dining Room
- Fitted Kitchen With Ample Workspace
- Family Bathroom
- South-Facing Rear Garden
- Allocated Off Road Parking For Two Vehicles
- Widney Manor Station Is 12 Minutes Walk From The Property
- Local Gym & Pool Facilities 12 Minutes Walk Away



ENTRANCE HALLWAY

KITCHEN

8' 9" x 6' 9" (2.67m x 2.06m)

LIVING & DINING ROOM

13' 9" x 12' 10" (4.19m x 3.91m)

FIRST FLOOR

BEDROOM ONE

12' 10" x 11' 4" (3.91m x 3.45m)

BEDROOM TWO

11' 3" x 7' 10" (3.43m x 2.39m)

BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m)

TOTAL SQUARE FOOTAGE

57.0 sq.m (614 sq.ft) approx.

OUTSIDE THE PROPERTY

CHARMING GARDEN

ALLOCATED OFF ROAD PARKING FOR TWO VEHICLES



ITEMS INCLUDED IN THE SALE

Hotpoint integrated oven, Hotpoint integrated hob, Whirlpool extractor, microwave, Hoover fridge, Hotpoint washing machine, garden shed and all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains 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.

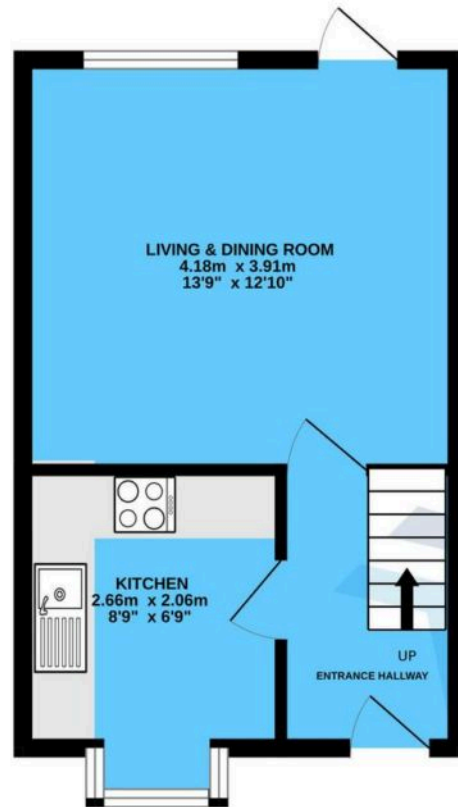
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

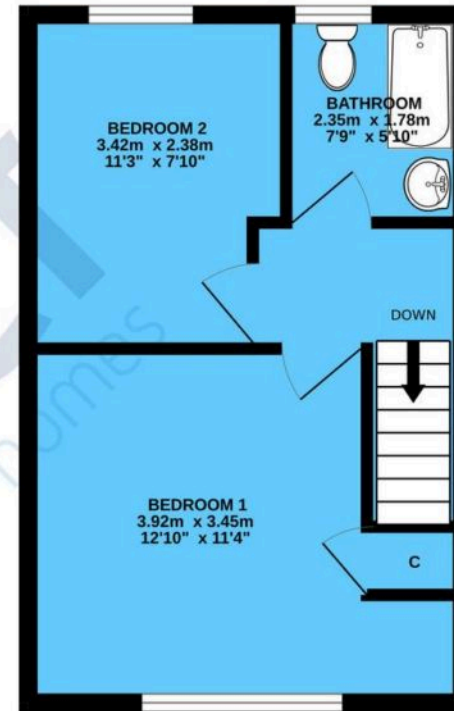
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 57.0 sq.m. (614 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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