



Langford Croft, Solihull

Guide Price £425,000





PROPERTY OVERVIEW

We are delighted to present this well-presented three-bedroom mid-terrace property, located within walking distance to Solihull and situated in the prestigious Tudor Grange Academy catchment area. The property is set behind a front lawn and tarmac driveway, further complemented by additional parking space and a garage store. Upon entering, the ground floor impresses with a spacious lounge/diner, providing a comfortable setting for relaxation and entertainment. The conservatory, featuring underfloor heating, offers a light-filled space to enjoy throughout the year. The fully fitted kitchen is a highlight of the property, complete with modern appliances and ample storage, while a large utility room and guest WC add convenience to daily living. Moving upstairs, the property features three generously sized bedrooms, all well-proportioned and flooded with natural light. Two modern bathrooms cater to the needs of the household, with one conveniently serving as an en-suite to the principal bedroom. Outside, the landscaped garden provides a tranquil oasis, boasting a large patio area, perfect for alfresco dining and outdoor gatherings. This outdoor space is designed for enjoying the fresh air and sunlight in a private and serene environment.



Situated in the prestigious Tudor Grange Academy catchment area, this property offers an exceptional education opportunity for families. Additionally, the convenience of being a short walk from Solihull town centre and all its amenities ensures a vibrant lifestyle with shopping, dining, and leisure facilities at your doorstep. Commute with ease, as the property is equidistant between Widney Manor Train Station and Solihull Train Station, providing convenient access to transportation links for both work and leisure purposes. In summary, this property presents a rare opportunity to own a beautifully maintained home in a sought-after location, offering comfort, style, and convenience in equal measure. Arrange a viewing today to fully appreciate the charm and appeal of this wonderful property.

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





- Well Presented Three Bedroom Mid Terrace Property Set Within Walking Distance To Solihull
- Set Behind A Front Lawn & Tarmac Driveway Which Is Supported By Additional Parking & A Garage Store
- Downstairs The Property Is Comprised Of A Large Lounge/Diner, Conservatory With Underfloor Heating, A Fully Fitted Kitchen With Large Utility Room & A Guest WC
- Upstairs The Property Boasts Three Well Proportioned Bedrooms & Two Modern Bathrooms, One Of Which Is En-Suite To The Principal Bedroom
- To The Rear Of The Property Is A Landscaped Garden Which Benefits From A Large Patio Area
- Set Within The Prestigious Tudor Grange Academy Catchment Area
- Located A Short Walk From Solihull Town Centre & All Of Solihull Amenities
- Equidistant Between Widney Manor Train Station & Solihull Train Station

HALL

LOUNGE/DINING ROOM

23' 5" x 12' 5" (7.14m x 3.78m)

CONSERVATORY

11' 9" x 9' 10" (3.58m x 3.00m)

KITCHEN

11' 3" x 7' 7" (3.43m x 2.31m)

WC

UTILITY ROOM

9' 5" x 7' 6" (2.87m x 2.29m)

GARAGE STORE



FIRST FLOOR

PRINCIPAL BEDROOM

10' 6" x 9' 5" (3.20m x 2.87m)

ENSUITE

7' 5" x 3' 10" (2.26m x 1.17m)

BEDROOM TWO

9' 1" x 7' 3" (2.77m x 2.21m)

BEDROOM THREE

8' 6" x 6' 0" (2.59m x 1.83m)

BATHROOM

6' 5" x 5' 9" (1.96m x 1.75m)

TOTAL SQUARE FOOTAGE

99.7 sq.m (1073 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN WITH LARGE PATIO AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, fridge/freezer, dishwasher, underfloor heating, garden shed and car charging point (fitted 2021).



ADDITIONAL INFORMATION

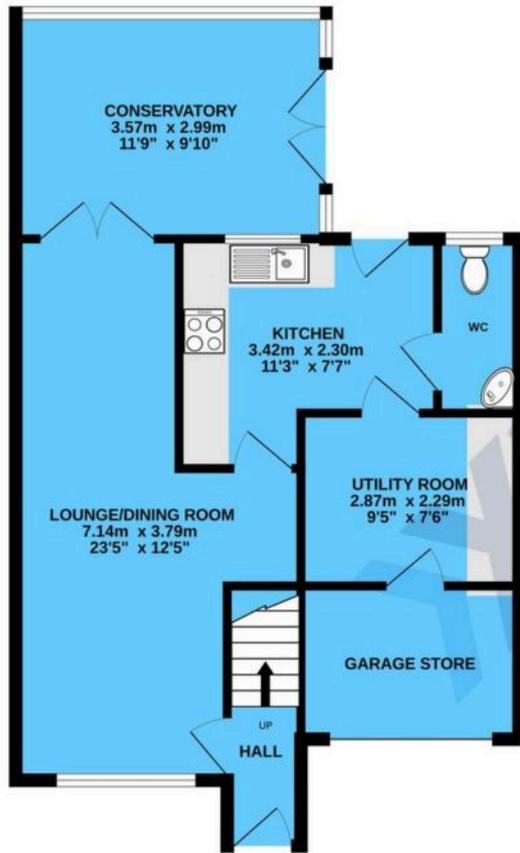
Services - mains water, electricity and sewers.
Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

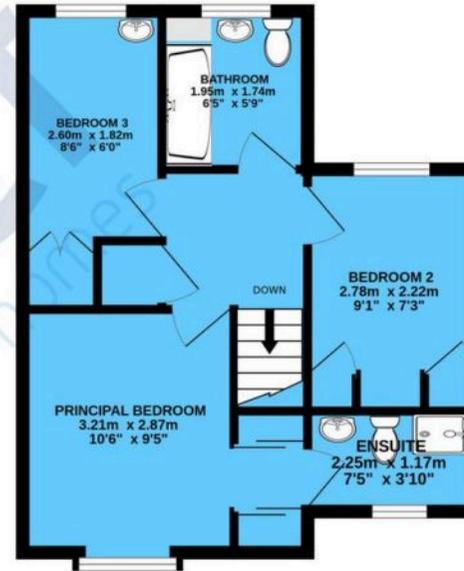
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 99.7 sq.m. (1073 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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