



## Kilsby Grove, Solihull

Guide Price £225,000





## Solihull, Solihull

### PROPERTY OVERVIEW

Located on a tranquil road, this delightful one bedroom mid-terrace property is a prime opportunity for first-time buyers or investors. Boasting a seamless blend of comfort and convenience, this residence presents an ideal setting for contemporary living. With no onward chain, prospective owners can swiftly move into this charming abode. Upon entering, a welcoming hallway provides ample storage space, leading to a spacious living/dining room bathed in natural light. The well-appointed kitchen caters to culinary needs effortlessly. Moving upstairs, a generously-sized double bedroom and a tastefully designed bathroom offer a peaceful retreat. Further enhancing the appeal of this property is off-road parking available at the front, ensuring convenience for residents. With its inviting ambience and practical layout, this property presents a fantastic opportunity for those seeking a well-located, low-maintenance home or an astute investment prospect.





#### 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

- One Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Ideal For First-Timer Buyers Or Investors
- Spacious Living / Dining Room
- Kitchen
- Abundance Of Natural Light Throughout
- Double Bedroom
- Family Bathroom
- Off Road Parking
- UPVC Double Glazing Throughout





#### **HALL**

#### **LIVING/DINING ROOM**

11' 4" x 10' 7" (3.45m x 3.23m)

#### **KITCHEN**

10' 8" x 8' 10" (3.25m x 2.69m)

#### **FIRST FLOOR**

#### **BEDROOM**

11' 4" x 10' 8" (3.45m x 3.25m)

#### **BATHROOM**

7' 9" x 5' 9" (2.36m x 1.75m)

#### **TOTAL SQUARE FOOTAGE**

43.3 sq.m (466 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **OFF ROAD PARKING**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, washing machine, tumble dryer, some carpets, all curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

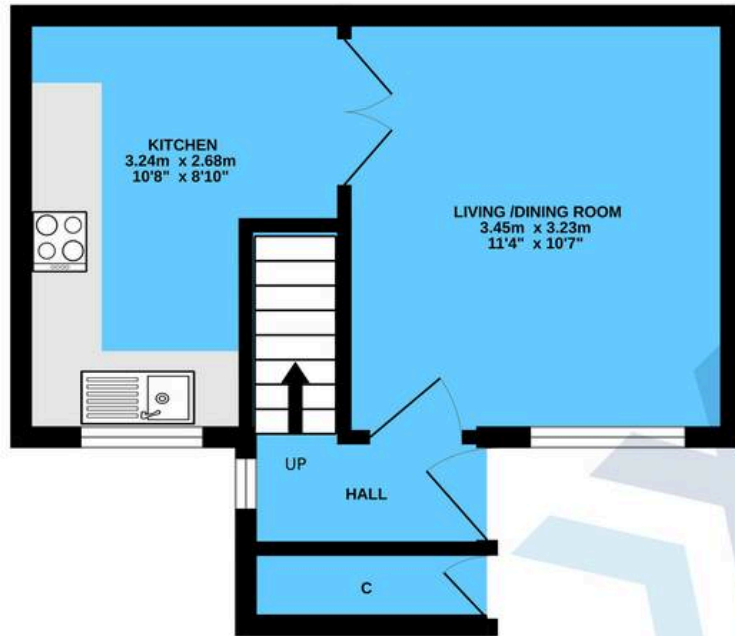
Services - water on a meter, mains electricity and sewers. Broadband - cable. Loft space - part boarded.



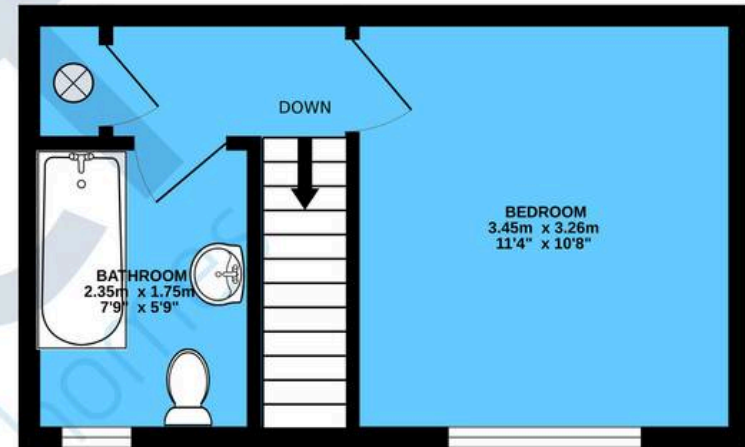
#### **INFORMATION FOR POTENTIAL BUYERS**

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 : 43.3 sq.m. (466 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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