



## Kelvedon Grove, Solihull

Guide Price £500,000







## PROPERTY OVERVIEW

Nestled within a sought-after secure gated development, this impressive three-bedroom end-terrace property offers a blend of style and functionality. Set over three floors, the residence boasts a favourable location within walking proximity to Solihull Town Centre and local amenities. Upon entering through the secure gated entrance, residents are welcomed into a spacious hallway that leads into an inviting open plan kitchen / diner area, perfect for both every-day living and entertaining. The first floor comprises a generous living room with a balcony, a well-appointed bedroom with cupboard/walk in wardrobe and a family bathroom. Ascending to the second floor, two additional bedrooms are located, each benefitting from their own ensuite bathrooms, ensuring privacy and convenience for all occupants. The principal bedroom also accommodating a Juliet balcony. Outside, a westerly facing low maintenance rear garden provides a tranquil retreat, while two parking spaces and a single garage accommodate vehicles effortlessly. Ideal for those seeking a secure and convenient lock-up-and-leave property, this residence presents a lifestyle of comfort and sophistication.





#### 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: G

Tenure: Freehold

- Three Bedroom End-Terrace Property
- Set Over Three Floors & In A Gated Development
- Two Parking Spaces & Single Garage
- Open Plan Kitchen / Diner
- Three Spacious Bedrooms
- Family Bathroom & Two En-Suites
- Low Maintenance Westerly Facing Rear Garden
- Ideal For A Lock Up & Leave

#### HALLWAY

#### KITCHEN/DINER

17' 7" x 15' 5" (5.36m x 4.70m)

#### INTEGRAL GARAGE

15' 1" x 8' 2" (4.60m x 2.49m)

#### WC





## **FIRST FLOOR**

### **LIVING ROOM**

15' 5" x 12' 0" (4.70m x 3.66m)

### **BEDROOM TWO**

15' 3" x 8' 2" (4.65m x 2.49m)

### **CUPBOARD/WALK IN WARDROBE**

5' 11" x 4' 7" (1.80m x 1.40m)

### **BATHROOM**

7' 1" x 6' 7" (2.16m x 2.01m)

## **SECOND FLOOR**

### **PRINCIPAL BEDROOM**

15' 5" x 11' 10" (4.70m x 3.61m)

### **ENSUITE**

8' 2" x 6' 9" (2.49m x 2.06m)

### **BEDROOM THREE**

13' 11" x 8' 10" (4.24m x 2.69m)

### **ENSUITE**

7' 1" x 6' 7" (2.16m x 2.01m)

### **TOTAL SQUARE FOOTAGE**

139.8 sq.m (1505 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **TWO DRIVEWAY PARKING SPACES**

### **LOW MAINTENANCE REAR GARDEN**



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

AEG integrated oven, integrated hob, extractor, microwave, dishwasher, washing machine, electric garage door, all carpets and light fittings, some blinds and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

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

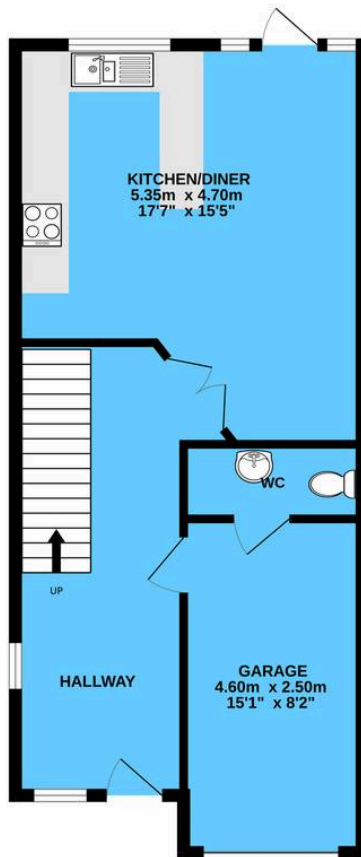
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

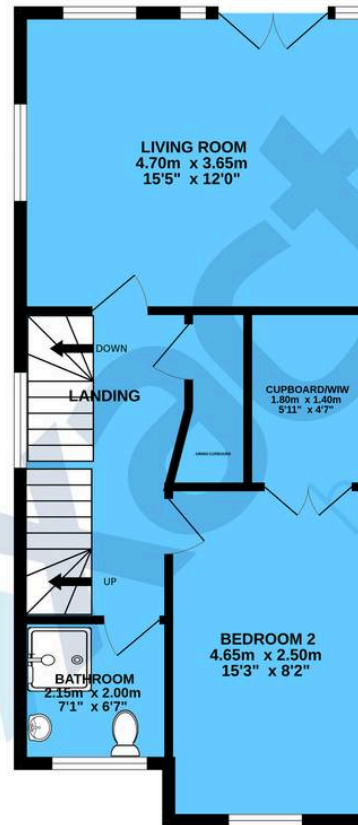




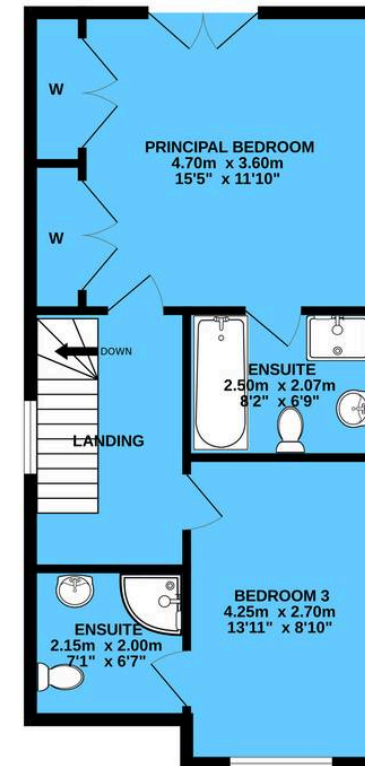
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 139.8 sq.m. (1505 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

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