



Felton Grove, Solihull

Guide Price £485,000

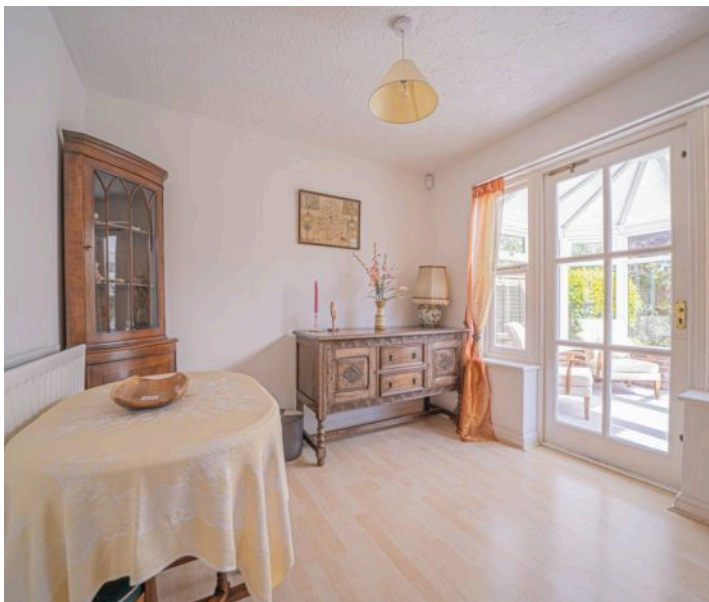




PROPERTY OVERVIEW

Nestled within a serene cul-de-sac, this delightful three-bedroom detached family home presents itself as a haven of comfort and tranquillity. With the added benefit of no upward chain, this charming residence has been meticulously maintained, offering a warm and inviting atmosphere for the discerning homeowner.

Upon entering the property, guests are greeted by a welcoming entrance hallway, which seamlessly flows into the rest of the home. The ground floor boasts a spacious living room, providing the perfect setting for relaxation and entertainment. The open plan kitchen/diner is thoughtfully designed, featuring modern amenities and ample space for family gatherings. Adjacent to the dining area, a conservatory floods the space with natural light and offers picturesque views of the rear garden.



Ascending to the upper level, three generously sized bedrooms await, each providing a comfortable retreat for rest and rejuvenation. These bedrooms are complemented by a well-appointed family bathroom, designed to cater to the needs of the household with style and convenience.

Externally, the property continues to impress with a well-maintained rear garden, providing a private outdoor sanctuary for alfresco dining or leisurely strolls. Additionally, a driveway to the front of the property leads to a single garage, offering secure parking and storage solutions for the modern homeowner.



This property epitomises the essence of family living, combining practicality with charm to create a harmonious living space. With its desirable location, impeccable maintenance, and thoughtful design features, this home presents a rare opportunity to acquire a residence that exceeds expectations. Don't miss the chance to make this exceptional property your own and experience the epitome of comfortable and convenient living.

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



- Delightful Three Bedroom Detached Home
- No Upward Chain
- Set On A Quiet Cul-De-Sac
- Abundance Of Natural Light Throughout
- Spacious Living Room
- Open Plan Kitchen / Diner
- Conservatory Overlooking Rear Garden
- Three Generously Sized Bedrooms
- Well Maintained Rear Garden
- Driveway Leading To Single Garage



ENTRANCE HALLWAY

WC

LIVING ROOM

14' 8" x 10' 3" (4.47m x 3.12m)

KITCHEN/DINER

15' 0" x 8' 7" (4.57m x 2.62m)

CONSERVATORY

9' 2" x 7' 0" (2.79m x 2.13m)

FIRST FLOOR

BEDROOM ONE

11' 8" x 8' 5" (3.56m x 2.57m)

BEDROOM TWO

10' 0" x 8' 5" (3.05m x 2.57m)

BEDROOM THREE

8' 7" x 6' 5" (2.62m x 1.96m)

BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 8' 1" (5.41m x 2.46m)

TOTAL SQUARE FOOTAGE

86.1 sq.m (927 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, washing machine, garden shed, all carpets, curtains, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

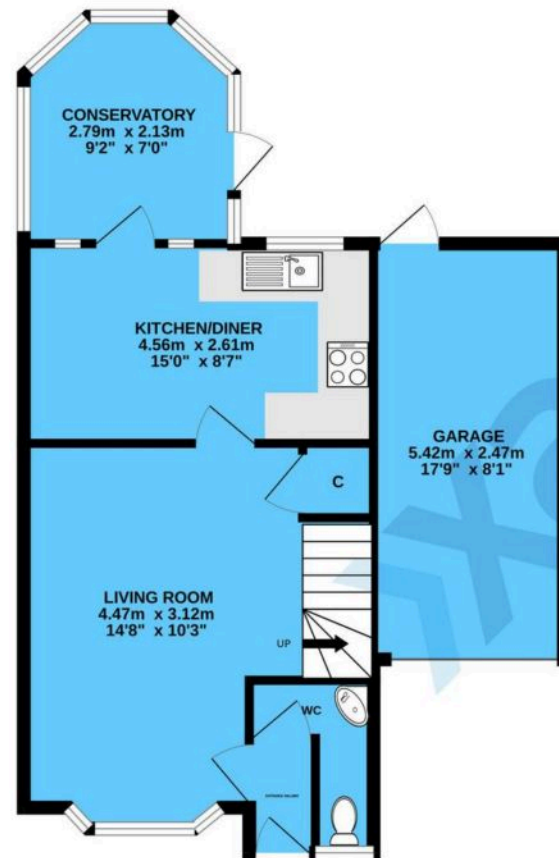
Services - water on a meter, mains gas, electricity and sewers. Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

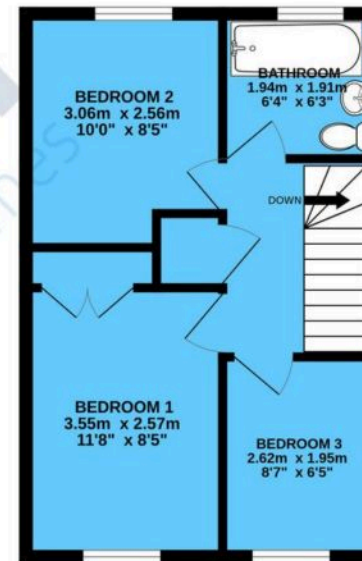
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 86.1 sq.m. (927 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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