



Mickleton Road, Solihull

Guide Price £320,000







## PROPERTY OVERVIEW

Situated within the peaceful confines of a quaint cul-de-sac in Solihull, this charming three-bedroom semi-detached family home is a welcoming sight on the property market, presented with the added convenience of no upward chain. Perfect for first-time buyers and astute investors alike, the property has undergone a thoughtful remodel that has transformed it into a spacious and inviting abode.

Upon entry, an entrance porch and hallway lead to a generously proportioned living room, featuring double doors that open onto the rear garden, flooding the space with natural light. The former garage has been skilfully converted into a versatile dining room, supplementing the property's flexible living accommodation. A well-equipped fitted kitchen with integrated appliances and a guest cloakroom complete the ground floor layout.

Ascend the stairs to discover three generously sized bedrooms, two of which boast ample fitted storage. These rooms are served by a family shower room. Outside, a delightful rear garden adds an element of outdoor enjoyment, while a driveway offers parking space for multiple vehicles.





## 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

- Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Perfect For First-Time Buyers Or Investors
- Spacious Living Room
- Versatile Dining Room
- Fitted Kitchen With Integrated Appliances
- Three Generously Sized Bedrooms
- Family Shower Room
- Delightful Rear Garden







## **ENTRANCE PORCH**

## **ENTRANCE HALLWAY**

## **WC**

## **LIVING ROOM**

19' 10" x 11' 1" (6.05m x 3.39m)

## **KITCHEN**

13' 5" x 7' 0" (4.08m x 2.14m)

## **DINING ROOM**

15' 2" x 8' 0" (4.63m x 2.44m)

## **FIRST FLOOR**

## **PRINCIPAL BEDROOM**

13' 10" x 10' 7" (4.21m x 3.23m)

## **BEDROOM TWO**

10' 4" x 8' 5" (3.14m x 2.56m)

## **BEDROOM THREE**

10' 0" x 7' 10" (3.04m x 2.40m)

## **SHOWER ROOM**

7' 10" x 5' 10" (2.38m x 1.79m)

## **TOTAL SQUARE FOOTAGE**

92.3 sq.m (994 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING**

## **GARDEN**

**ITEMS INCLUDED IN THE SALE**

Indesit integrated oven, Indesit integrated hob, Indesit extractor, all carpets, all curtains, all light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.  
Broadband – ADSL copper wire. Loft – boarded.

**INFORMATION FOR POTENTIAL BUYERS**

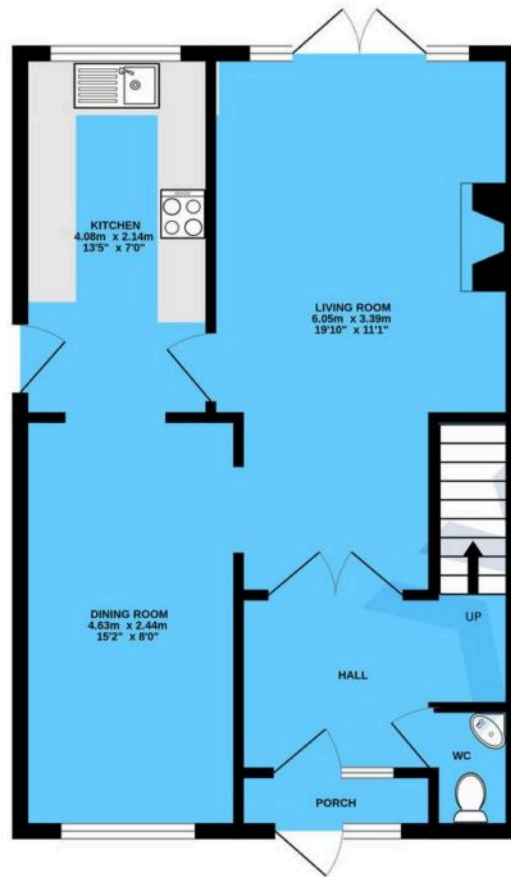
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2. These particulars do not constitute in any way an offer or contract for the sale of the property.  
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing 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.



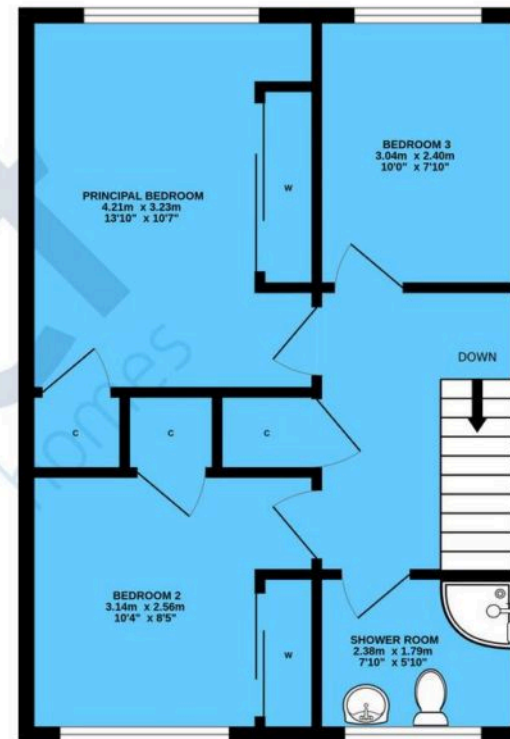




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 92.3 sq.m. (994 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

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