



Croft Down Road, Solihull

Guide Price £275,000







## PROPERTY OVERVIEW

Introducing this charming three-bedroom mid-terrace property nestled on a serene, quiet road. This home is an ideal choice for first-time buyers, downsizers, or investors seeking a residence that seamlessly combines comfort and practicality. Upon entering, you are greeted by an inviting entrance hallway that leads you into the bright living room, which effortlessly flows into a dining area - perfect for entertaining guests or enjoying family meals together. The property boasts a modern fitted kitchen with ample workspace and storage, catering to all your culinary needs. Double doors open onto a large patio area, offering a seamless indoor-outdoor transition and providing a lovely spot for al fresco dining or simply soaking up the sunshine. Upstairs, you will find three well-proportioned bedrooms - two doubles and a single - each offering a peaceful retreat for rest and relaxation. A family bathroom completes the upper level, ensuring convenience for all occupants. Outside, the property features a rear garden with a lawn section and a patio seating area, offering a private outdoor space to enjoy the fresh air and unwind. Additionally, a driveway to the front provides parking for multiple vehicles, adding to the practicality and convenience of this wonderful home.







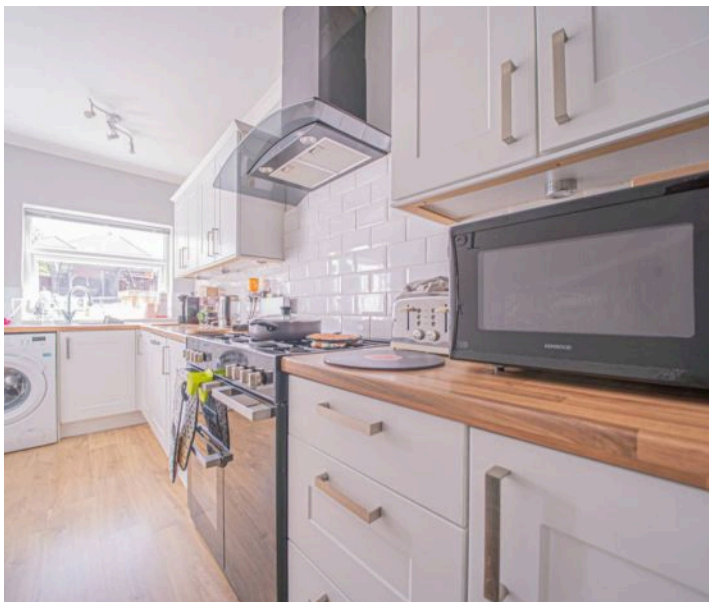
In summary, this property presents a rare opportunity to own a well-maintained residence in a sought-after location, ideal for those looking for a comfortable living space with modern amenities and easy access to local amenities and transport links.

#### 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



- Three Bedroom Mid-Terrace Property
- Ideal For First-Time Buyers, Downsizers Or Investors
- Abundance Of Natural Light Throughout
- Fitted Kitchen With Ample Storage
- Living Room & Dining Area
- Two Doubles & Single Bedroom
- Family Bathroom
- Driveway For Multiple Vehicles





#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

12' 11" x 7' 11" (3.94m x 2.41m)

#### **DINING AREA**

14' 6" x 7' 11" (4.42m x 2.41m)

#### **KITCHEN**

18' 1" x 6' 10" (5.51m x 2.08m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 11" x 9' 3" (3.33m x 2.82m)

#### **BEDROOM TWO**

11' 0" x 7' 11" (3.35m x 2.41m)

#### **BEDROOM THREE**

9' 3" x 7' 6" (2.82m x 2.29m)

#### **BATHROOM**

7' 8" x 5' 3" (2.34m x 1.60m)

#### **TOTAL SQUARE FOOTAGE**

71.0 sq.m (764 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **REAR GARDEN WITH LARGE PATIO SEATING AREA**

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

Extractor, dishwasher, all carpets, some curtains, blinds and light fittings and fitted wardrobes in one bedroom.



#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises). Loft space - boarded.

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

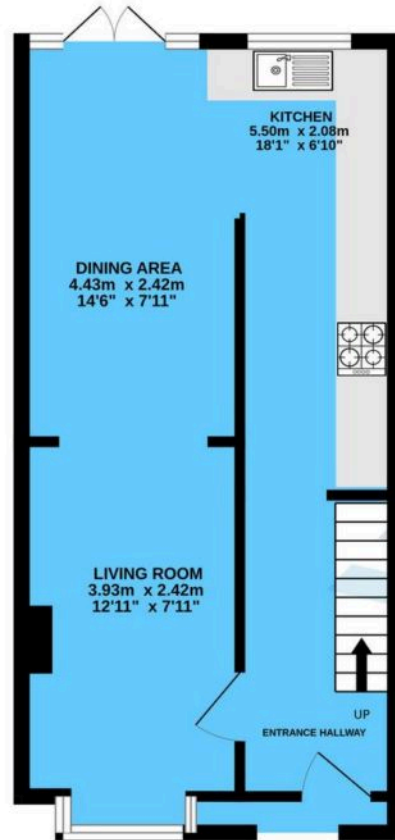
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

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.

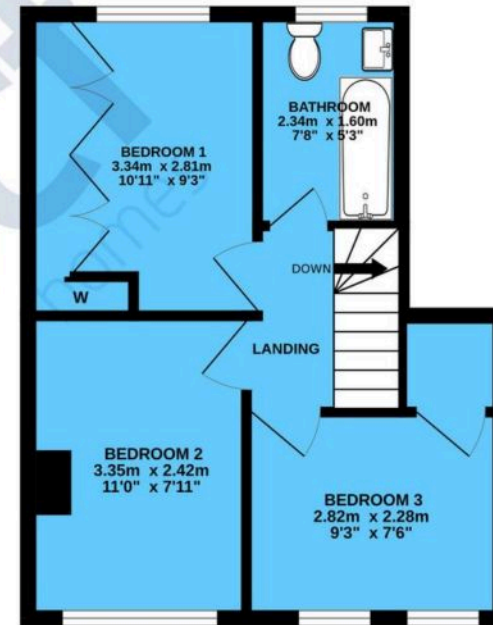




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 71.0 sq.m. (764 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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