



Colesbourne Road, Solihull

Guide Price £250,000





PROPERTY OVERVIEW

Presenting this three-bedroom semi-detached property, now available with NO UPWARD CHAIN. In need of modernisation and updating, this home boasts great potential for investors seeking a project ripe with opportunity.

Nestled on a quiet road, the property is accessed via a spacious entrance hallway that leads to a large living room. To the rear, a spacious conservatory, extended to span the rear elevation, offers a tranquil retreat. The property also features a fitted kitchen and utility room. Upstairs, three double bedrooms await, along with a family bathroom and separate toilet.

Outside, a large rear garden provides a blank canvas for outdoor living, complemented by a driveway at the front capable of accommodating multiple vehicles.

With lots of potential and scope to extend (subject to planning permission), this property offers a myriad of possibilities for those looking to create their dream home.





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 Semi-Detached Property
- In Need Of Modernisation
- NO UPWARD CHAIN
- Ideal For Investors & First-Time Buyers
- Scope To Extend Subject To Planning Permission
- Three Double Bedrooms
- Large Living Room & Extended Conservatory
- Driveway For Multiple Vehicles





ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

19' 6" x 10' 6" (5.94m x 3.20m)

KITCHEN

12' 2" x 8' 2" (3.72m x 2.48m)

UTILITY ROOM

8' 3" x 4' 6" (2.51m x 1.37m)

CONSERVATORY

21' 9" x 10' 0" (6.62m x 3.04m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 8' 3" (3.76m x 2.52m)

BEDROOM TWO

12' 9" x 10' 6" (3.89m x 3.20m)

BEDROOM THREE

10' 6" x 6' 5" (3.20m x 1.96m)

BATHROOM

9' 3" x 4' 9" (2.83m x 1.45m)

WC

TOTAL SQUARE FOOTAGE

102.1 sq.m (1099 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

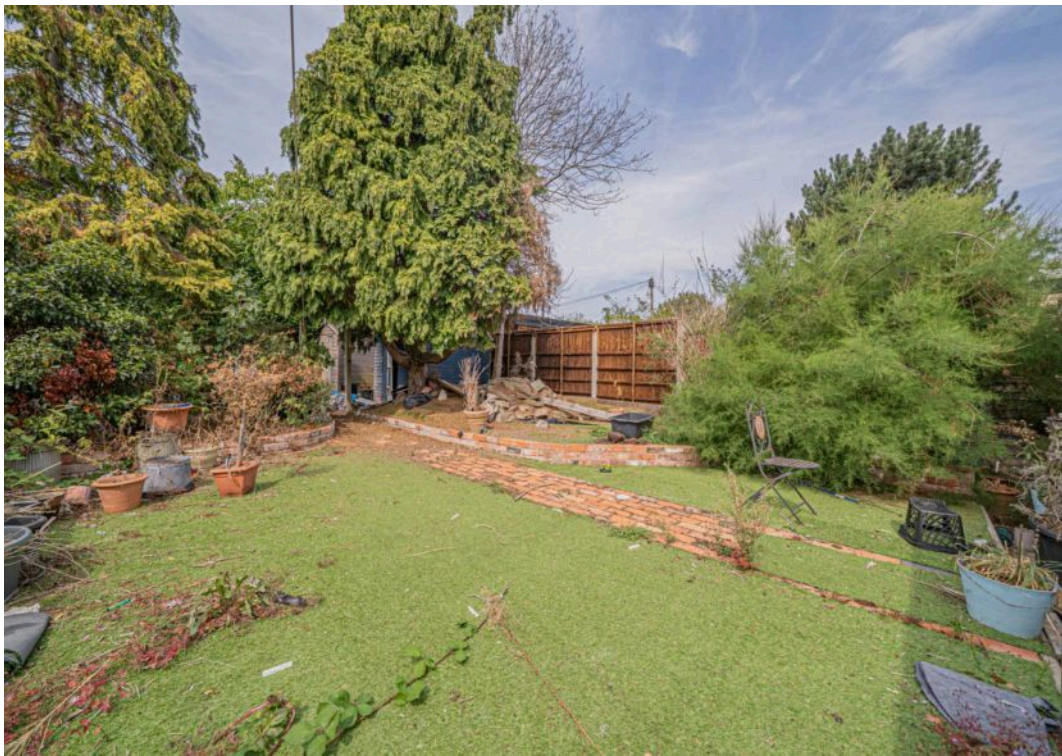
Integrated oven, integrated hob, fridge/freezer, washing machine, tumble dryer, some light fittings and garden shed.

ADDITIONAL INFORMATION

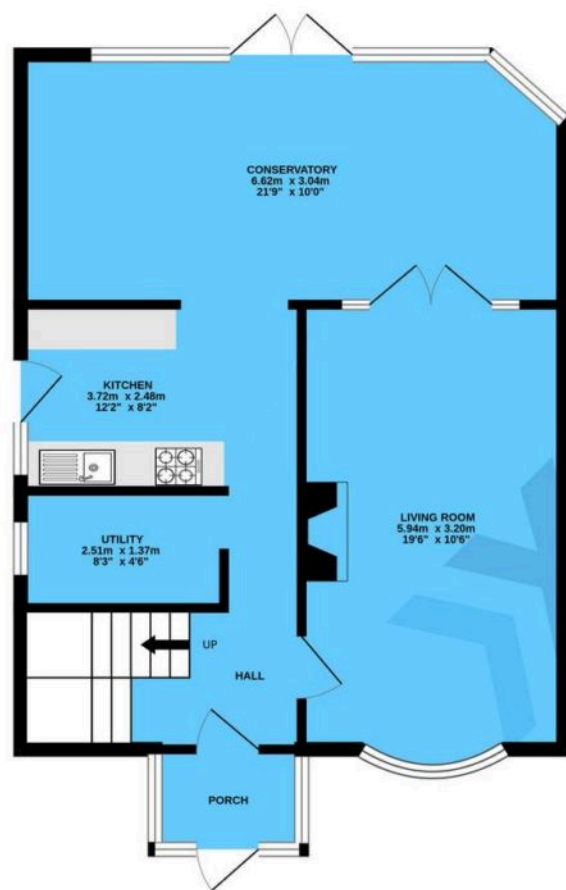
Services – direct mains water, sewers and electricity.
Loft – boarded.

INFORMATION FOR POTENTIAL BUYERS

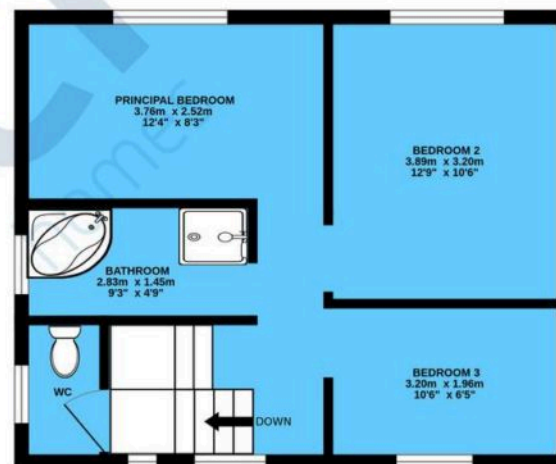
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 102.1 sq.m. (1099 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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