



Beechnut Close, Solihull

Guide Price **£375,000**





PROPERTY OVERVIEW

Welcome to this charming three-bedroom semi-detached family home, located on a tranquil cul-de-sac just a stone's throw away from all local amenities and schools. The property boasts a thoughtful extension to the rear, offering additional living space for the modern family.

Approaching the property, you are greeted by a sizeable driveway capable of accommodating multiple vehicles, ensuring convenience for busy households. Stepping through the large entrance porch, you are welcomed into an inviting dual-aspect living/dining room filled with an abundance of natural light, with views extending to the rear garden.

The heart of the home lies in the spacious kitchen, complete with ample work surface and room for a dining table, perfect for hosting gatherings or enjoying family meals. Conveniently connected to this space is a single garage, providing additional storage or potential for further development.

Journeying to the upper level, you will find three generously sized bedrooms, each offering a comfortable retreat for every member of the household. These bedrooms are complemented by a large family bathroom, designed to cater to the needs of a bustling family routine.





Outside, a well-maintained lawn garden awaits, offering a peaceful oasis for outdoor relaxation or children's play. A patio seating area provides an ideal spot for al fresco dining or soaking up the sunshine, making it a versatile space for enjoyment throughout the seasons.

In summary, this property presents a harmonious blend of practicality and comfort in a desirable location, offering the perfect backdrop for family living. Don't miss the opportunity to make this welcoming residence your own.

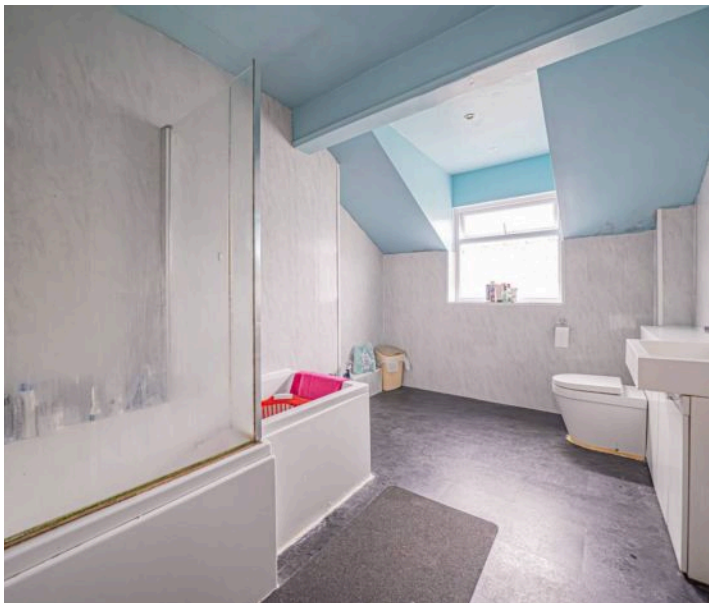
PROPERTY LOCATION

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 Family Home
- Set On A Quiet Cul-De-Sac In Solihull
- Previously Extended & Spacious Throughout
- Dual Aspect Living / Dining Room
- Large Fitted Kitchen
- Driveway Leading To Garage
- Three Generously Sized Bedrooms
- Superb Family Bathroom
- Lawn Rear Garden





ENTRANCE PORCH

LIVING / DINING ROOM

23' 7" x 10' 10" (7.18m x 3.29m)

KITCHEN

14' 11" x 12' 4" (4.54m x 3.76m)

INTEGRAL GARAGE

15' 9" x 11' 7" (4.80m x 3.53m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 10' 9" (4.14m x 3.28m)

BEDROOM TWO

11' 4" x 9' 1" (3.46m x 2.77m)

BEDROOM THREE

10' 3" x 8' 5" (3.12m x 2.56m)

BATHROOM

11' 10" x 8' 11" (3.61m x 2.73m)

TOTAL SQUARE FOOTAGE

98.6 sq.m (1061 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, some carpets, all light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. 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.

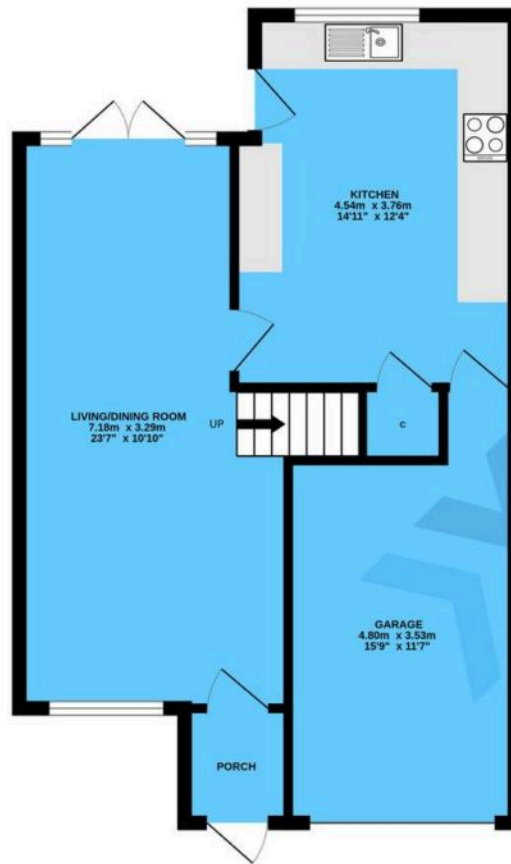
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

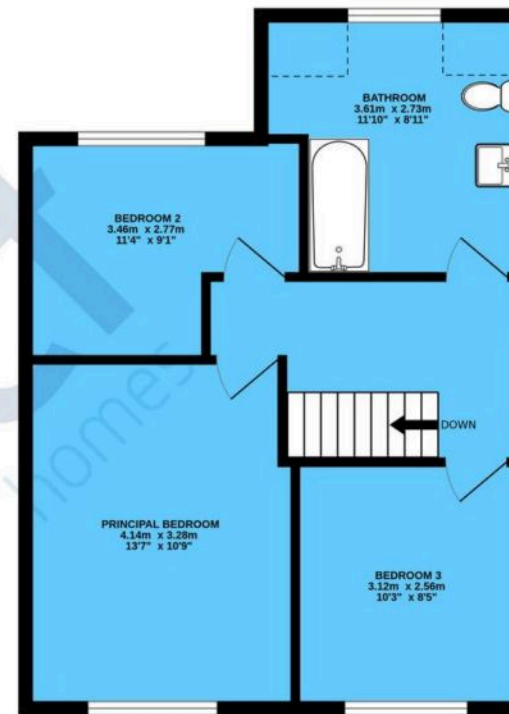
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 98.6 sq.m. (1061 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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