



Chapel Fields Road, Solihull

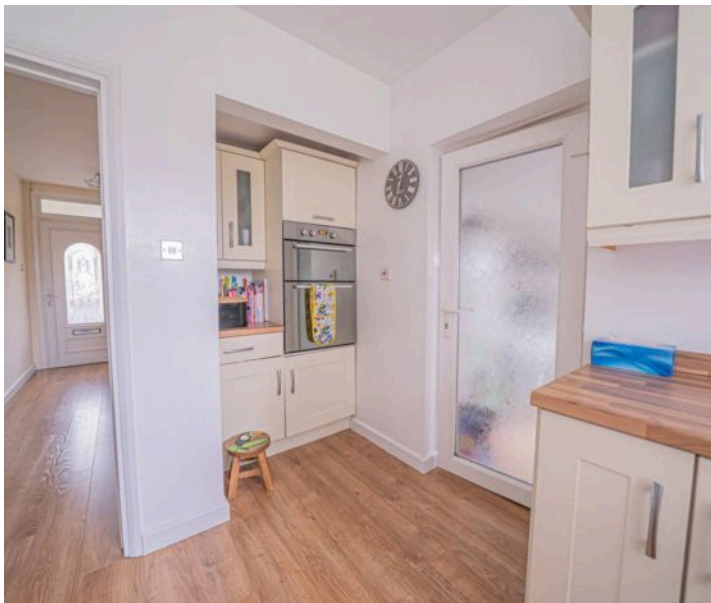
Guide Price £370,000





PROPERTY OVERVIEW

Located on a pleasant road just a short distance from all local amenities and schools, this three-bedroom semi-detached property offers a perfect blend of comfort and convenience. Boasting planning permission for a side extension and a five-metre extension to the rear, this property presents an exciting opportunity for future expansion. Upon entering the property, you are greeted with an entrance hallway that offers ample space and sets the tone for the well-presented interiors within. The ground floor features underfloor heating throughout, ensuring a cosy living environment. The large open plan living/dining room provides a versatile space for both relaxation and entertainment, while the fitted kitchen with integrated appliances caters to culinary needs with ease. Completing the ground floor layout is a practical utility room and a guest cloakroom, adding to the functionality of the home. Heading upstairs, you will find three generously sized bedrooms serviced by a family bathroom, offering comfort and privacy for all residents. Externally, the property boasts a south-facing rear garden, providing a tranquil outdoor retreat. A large patio seating area offers the perfect spot for alfresco dining or relaxation, adding a touch of luxury to every-day living.





In summary, this property presents a fantastic opportunity for those seeking a well-appointed home in a convenient location. With the potential for future expansion and a range of modern features, this semi-detached property is sure to appeal to a wide range of buyers. Don't miss out on the chance to make this property your own and enjoy comfortable living in a sought-after neighbourhood.

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
- Planning Permission Granted For Significant Extension
- Large Open Plan Living / Dining Room
- Fitted Kitchen & Utility Room
- Three Generously Sized Bedrooms
- Family Bathroom
- South Facing Rear Garden
- Driveway Leading To Garage / Store Room



PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 4" x 11' 3" (4.06m x 3.43m)

DINING ROOM

13' 3" x 11' 3" (4.04m x 3.43m)

KITCHEN

11' 9" x 7' 10" (3.58m x 2.39m)

UTILITY ROOM

10' 7" x 7' 9" (3.23m x 2.36m)

WC

FIRST FLOOR

BEDROOM ONE

13' 5" x 11' 3" (4.09m x 3.43m)

BEDROOM TWO

13' 11" x 11' 4" (4.24m x 3.45m)

BEDROOM THREE

8' 4" x 8' 0" (2.54m x 2.44m)

BATHROOM

7' 11" x 6' 1" (2.41m x 1.85m)

SEPARATE WC



OUTSIDE THE PROPERTY

GARAGE/STORE

15' 1" x 7' 10" (4.60m x 2.39m)

TOTAL SQUARE FOOTAGE

111.1 sq.m (1196 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

REAR GARDEN WITH LARGE PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, washing machine, some carpets and curtains, all blinds and light fittings, underfloor heating, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

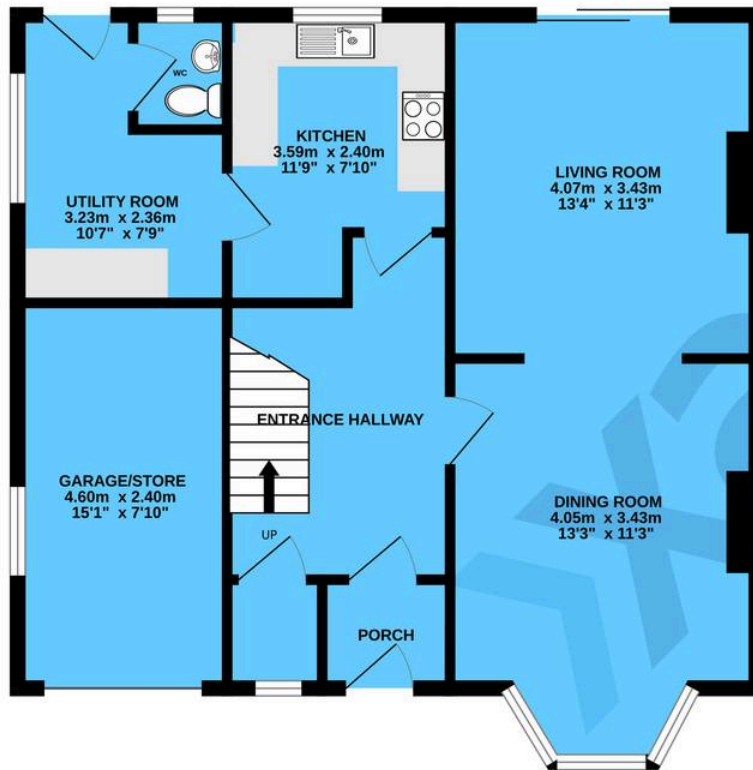
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

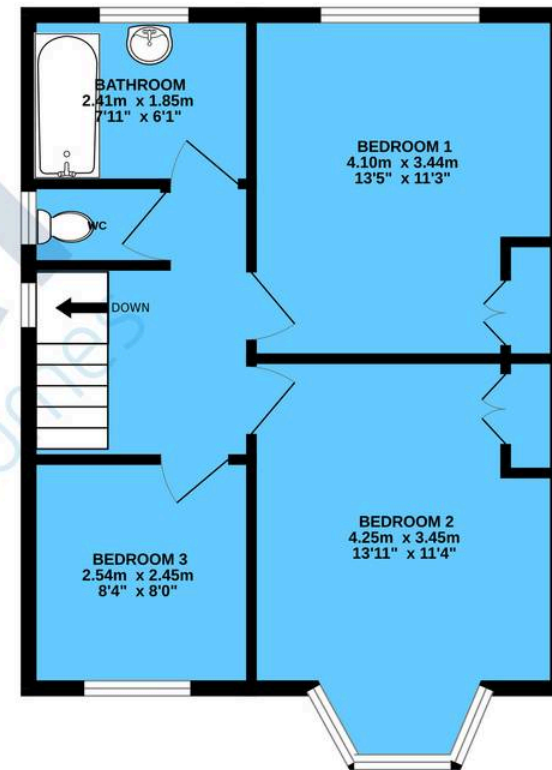
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 111.1 sq.m. (1196 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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