



Heath Gardens, Solihull

Guide Price £375,000



PROPERTY OVERVIEW

Nestled within a peaceful cul-de-sac in a highly sought-after location, this charming three-bedroom semi-detached property presents a unique opportunity for a growing family or those looking to establish roots in a vibrant community. Boasting close proximity to an array of renowned schools and local amenities, this residence offers both convenience and tranquillity. Upon entering, one is greeted by an inviting entrance hallway, embellished with ample storage space to cater to the needs of daily living. The interior is flooded with an abundance of natural light, creating a warm and welcoming ambience throughout. The ground floor accommodation features a spacious living room, providing the ideal setting for relaxation and entertainment. The adjacent fitted kitchen is thoughtfully designed with ample work surfaces and includes an additional utility room for added convenience. A large dining room, overlooking the picturesque rear garden, offers the perfect space for intimate family gatherings or larger social events. Ascending the stairs, the first floor is home to three generously proportioned bedrooms, comprising two doubles and a single, providing versatile living options to suit individual preferences. Completing the upper level is a well-appointed family bathroom, ensuring practicality and comfort for all inhabitants.



The beautifully presented rear garden is a highlight of this property, featuring a large shed for storage and a raised decking area, offering an outdoor sanctuary for relaxation or al-fresco dining. Furthermore, a driveway provides parking space for multiple vehicles, catering to modern-day living requirements with ease.

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 Home
- Quiet Cul-De-Sac Close To Local Amenities
- Two Spacious Reception Rooms
- Fitted Kitchen & Utility
- Three Generously Sized Bedrooms
- Family Bathroom
- Well Maintained Garden
- Driveway For Multiple Vehicles



PORCH

ENTRANCE HALLWAY

LIVING ROOM

13' 2" x 12' 10" (4.01m x 3.91m)

DINING ROOM

13' 6" x 9' 6" (4.11m x 2.90m)

KITCHEN

20' 5" x 5' 10" (6.22m x 1.78m)

UTILITY

7' 4" x 6' 0" (2.24m x 1.83m)

WC

5' 8" x 2' 6" (1.73m x 0.76m)

FIRST FLOOR

BEDROOM ONE

11' 11" x 10' 4" (3.63m x 3.15m)

BEDROOM TWO

12' 11" x 8' 6" (3.94m x 2.59m)

BEDROOM THREE

9' 1" x 7' 4" (2.77m x 2.24m)

BATHROOM

7' 9" x 6' 5" (2.36m x 1.96m)

TOTAL SQUARE FOOTAGE

97.0 sq.m (1044 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFULLY PRESENTED REAR GARDEN

RAISED DECKED AREA

ITEMS INCLUDED IN THE SALE

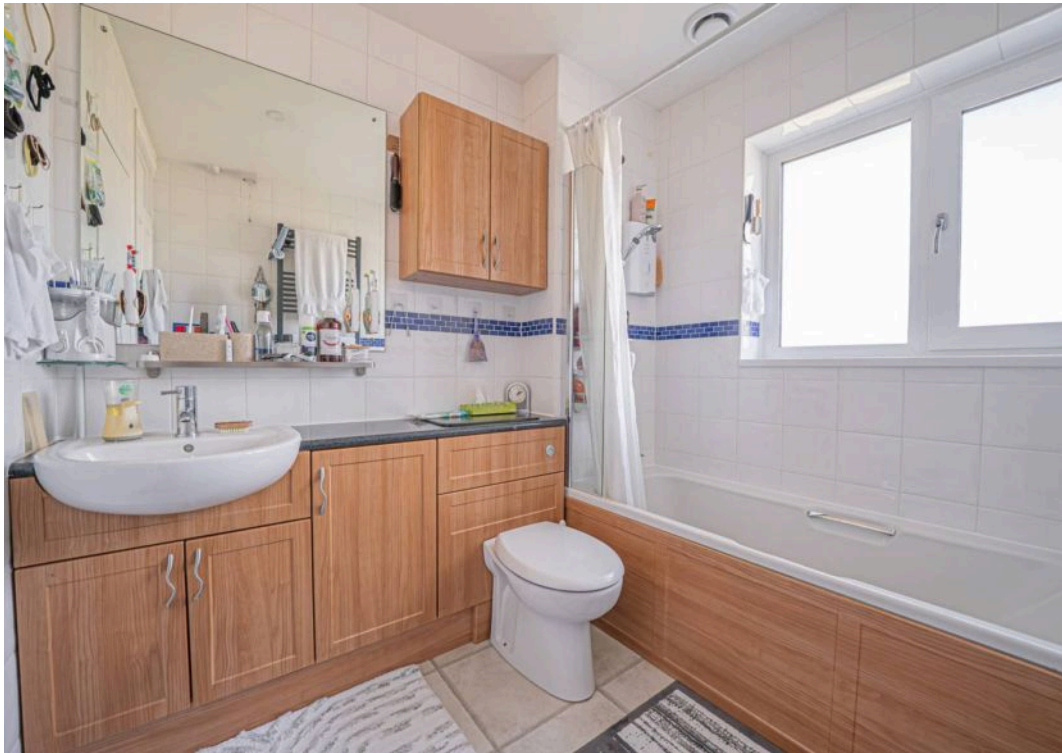
Integrated oven, integrated hob, extractor, dishwasher, garden shed, all carpets, blinds and light fittings, some curtains and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

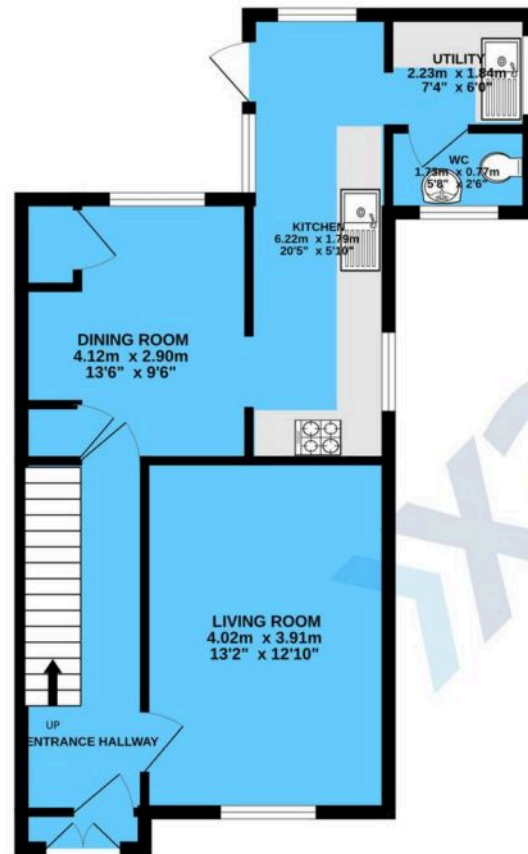
Services – water on a meter, mains gas, electricity and sewers. Broadband – cable. Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

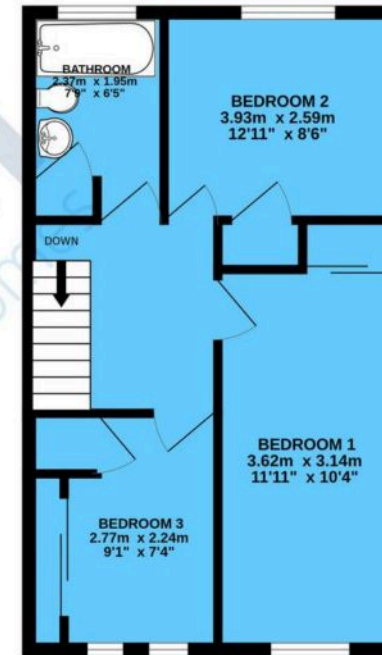
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 97.0 sq.m. (1044 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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