



Hobs Meadow, Solihull

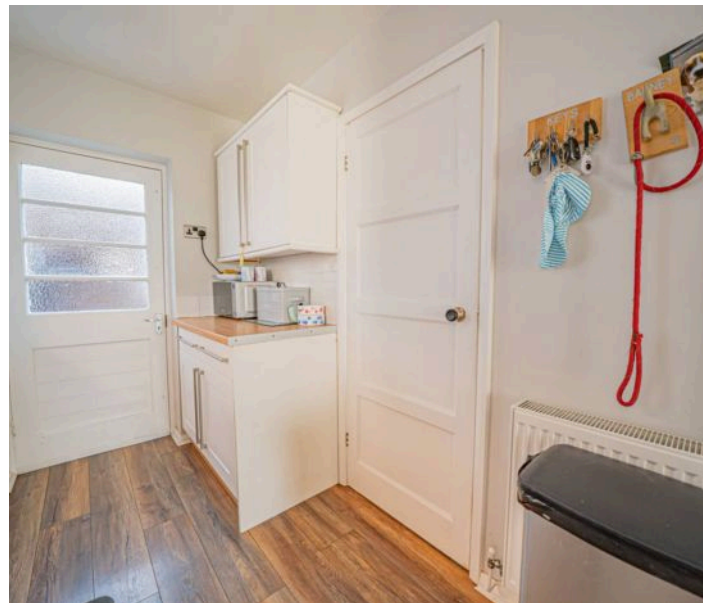
Guide Price £250,000





PROPERTY OVERVIEW

Introducing this charming two-bedroom semi-detached property, nestled along a serene street boasting picturesque views over the idyllic village Green. If you are a first-time buyer seeking a cosy abode to call home then this residence offers a blend of comfort and potential in equal measure. Upon entry, you are greeted by a welcoming entrance hallway thoughtfully equipped with ample storage solutions, ensuring a clutter-free living environment. The main living space beckons, a generously proportioned dual-aspect living/dining room flooded with natural light, promising versatile layouts to suit various preferences and occasions. Adjacent lies the well-appointed fitted kitchen, designed for both style and functionality, harmonising ample workspace with modern conveniences. Completing this level is an additional utility room, conveniently connected to a separate store room, catering to practical needs and organisational demands with ease. Ascending the stairs to the upper floor unveils two generously sized double bedrooms, each offering a peaceful retreat at day's end, characterised by comfort and privacy. The family bathroom stands nearby, designed with quality fixtures and a timeless aesthetic, catering to daily routines with effortless comfort and elegance.



Stepping outside, the property reveals a rear garden, presenting a serene oasis to unwind and revel in the fresh air. A patio seating area invites al fresco dining and entertaining possibilities, making it an inviting spot for relaxation and enjoyment during warmer months. Promising a harmonious blend of tranquillity and convenience, this property's prime location offers a coveted lifestyle within easy reach of local amenities and transport links, ensuring a seamless balance of comfort and accessibility for its occupants. With its versatile layout, practical features, and promising potential, this property stands as a promising choice for those seeking a desirable residence or a wise investment opportunity within a sought-after community.

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: B

Tenure: Freehold



- Charming Two Bedroom Semi Detached
- Nestled Along A Serene Street
- Dual Aspect Living/Dining Room
- Well Appointed Fitted Kitchen
- Utility Room & Separate Store Room
- Two Generously Sized Double Bedrooms
- Family Bathroom
- Rear Garden With Patio Seating Area

PORCH

ENTRANCE HALLWAY

LIVING/DINING ROOM

19' 11" x 10' 2" (6.07m x 3.10m)

KITCHEN

10' 8" x 6' 9" (3.25m x 2.06m)

UTILITY ROOM

7' 11" x 7' 2" (2.41m x 2.18m)

STORAGE ROOM

7' 9" x 6' 6" (2.36m x 1.98m)

FIRST FLOOR

BEDROOM ONE

14' 2" x 8' 11" (4.32m x 2.72m)

BEDROOM TWO

10' 7" x 10' 3" (3.23m x 3.12m)

BATHROOM

6' 9" x 5' 11" (2.06m x 1.80m)

TOTAL SQUARE FOOTAGE

72.5 sq.m (780 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN WITH PATIO SEATING

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, fridge, freezer, washing machine, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

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

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.

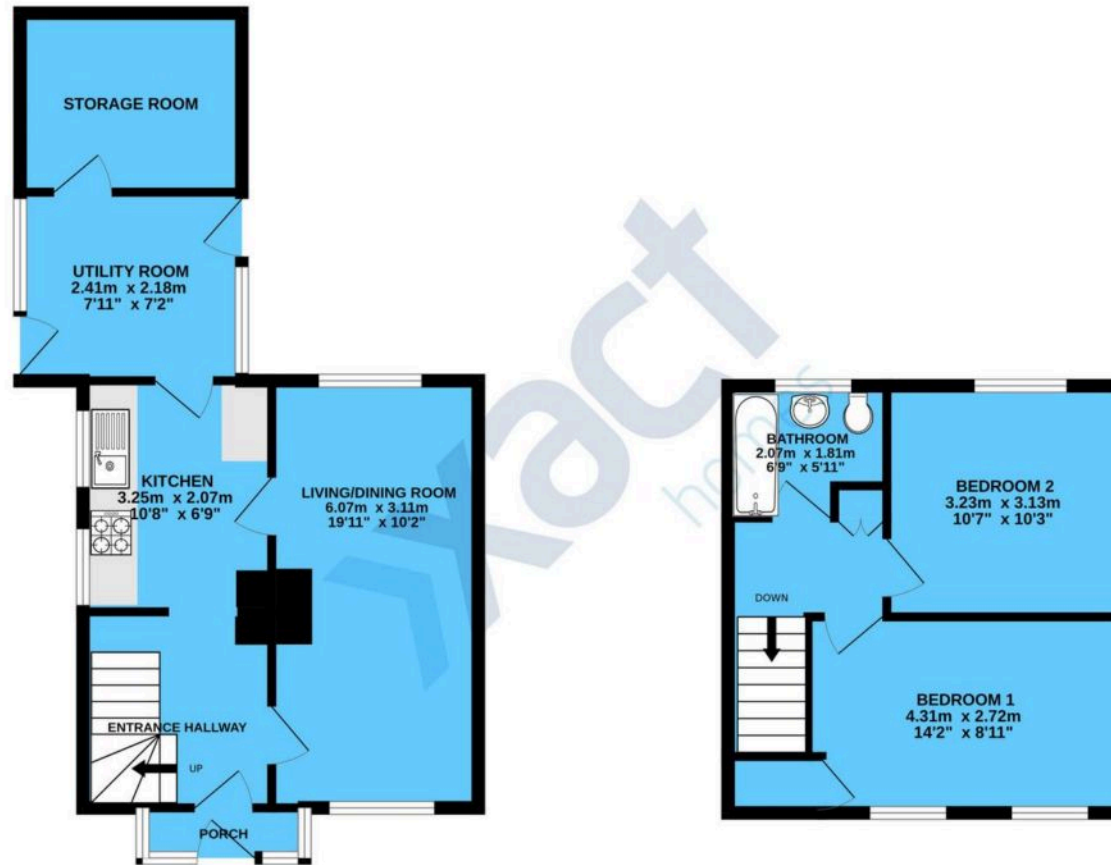
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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: 72.5 sq.m. (780 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.
Made with Metropix 6/2025

Xact Homes

6 The Square, Solihull - B91 3RB

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

