



Malthouse Meadow, Solihull

Guide Price £550,000





PROPERTY OVERVIEW

Introducing this exceptional three-bedroom semi-detached family home exuding character and charm, perfectly nestled in a serene cul-de-sac in the coveted heart of Solihull. Boasting a seamless blend of modern conveniences and timeless allure, this residence is a sanctuary of comfort and style. Upon entry, you are greeted by a welcoming hallway, thoughtfully designed with ample storage solutions and a convenient guest cloakroom. The property beckons you further into its embrace, revealing two expansive reception rooms. The first, a generously proportioned dual aspect living room, floods with natural light, creating an inviting ambience. Adjacent is a versatile dining room, offering the flexibility to be transformed into a playroom or snug to suit your lifestyle. The heart of the home, a well-appointed kitchen, provides a picturesque view of the rear garden, ensuring culinary endeavours are a delight. Work-from-home arrangements are accommodated with a dedicated home office, fostering productivity and tranquillity. For added convenience, a garage stands ready to house your vehicles or provide storage space for your belongings. Ascending to the upper level, three sizeable bedrooms await, each offering a retreat of tranquillity. Bedrooms one and two boast en-suites, providing privacy and luxury, while bedroom three is serviced by a Jack-and-Jill bathroom, ensuring comfort for all occupants.





Stepping outside, discover a meticulously maintained garden enveloping the home, complete with a spacious patio area perfect for al fresco dining and entertaining, creating an outdoor oasis for relaxation and enjoyment. With the added benefit of no upward chain, this property presents a rare opportunity to secure a residence that truly embodies the essence of refined family living.

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: E

Tenure: Freehold



- Three Bedroom Semi-Detached Family Home
- NO UPWARD CHAIN
- Short Distance From All Local Amenities & Schools
- Full Of Character & Charm Throughout
- Two Spacious Reception Rooms
- Fitted Kitchen With Pleasant Views
- Home Office & Single Garage
- Three Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Well Maintained Rear Garden



HALLWAY

WC

LIVING ROOM

11' 10" x 6' 7" (3.61m x 2.01m)

DINING ROOM

15' 5" x 8' 10" (4.70m x 2.69m)

OFFICE

8' 10" x 8' 2" (2.69m x 2.49m)

KITCHEN

10' 2" x 8' 2" (3.10m x 2.49m)

INTEGRAL GARAGE

8' 10" x 6' 7" (2.69m x 2.01m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 6' 7" (3.51m x 2.01m)

ENSUITE

BEDROOM TWO

9' 2" x 8' 0" (2.79m x 2.44m)

ENSUITE

BEDROOM THREE

11' 1" x 9' 11" (3.38m x 3.02m)

JACK N JILL BATHROOM

TOTAL SQUARE FOOTAGE

117.4 sq.m (1264 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

METICULOUSLY MAINTAINED REAR GARDEN

SPACIOUS PATIO AREA

ITEMS INCLUDED IN THE SALE

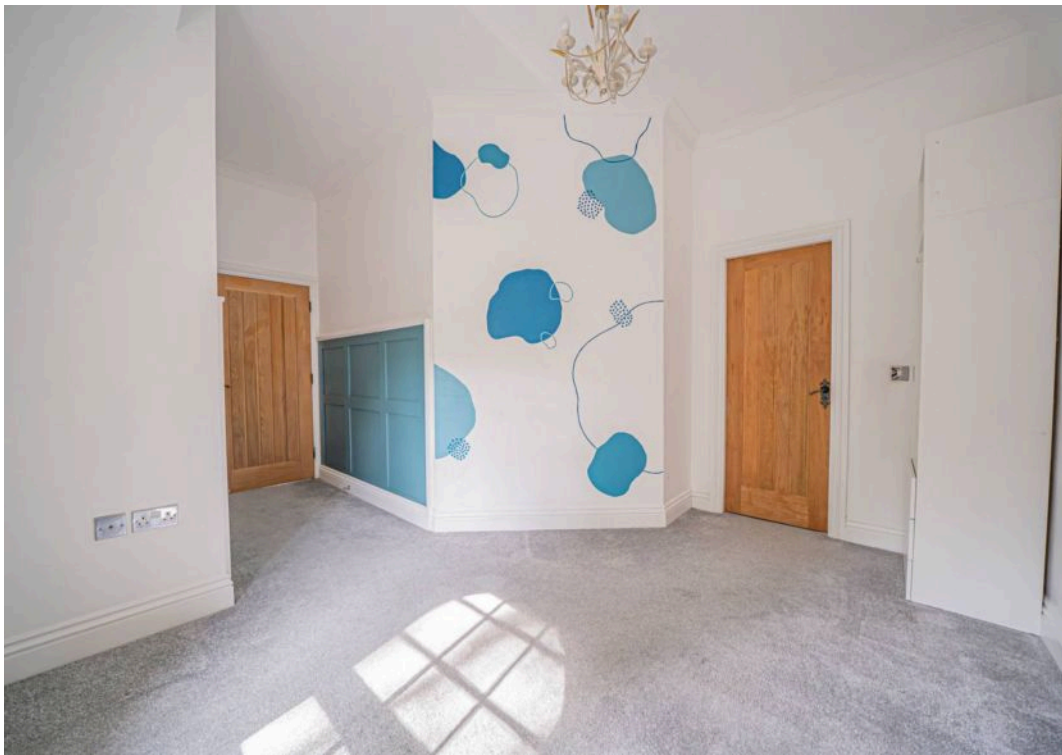
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers. Loft space – part boarded.

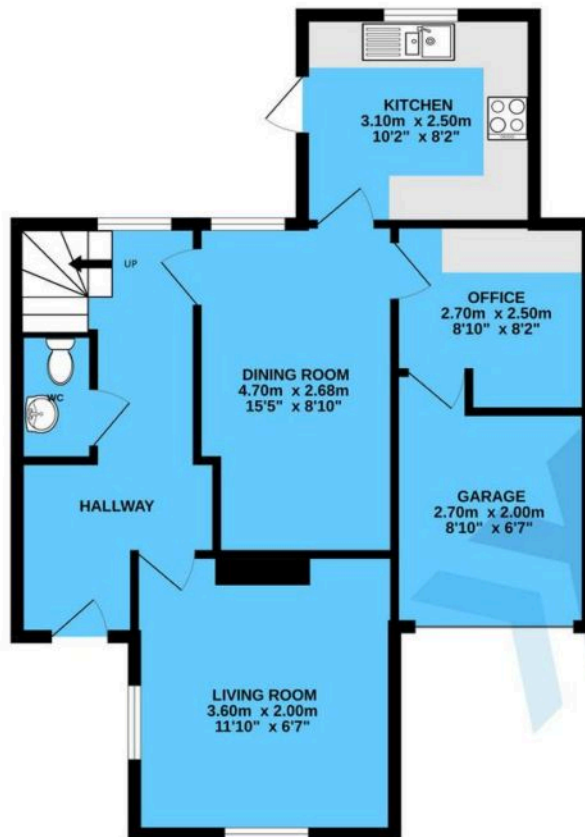
INFORMATION FOR POTENTIAL BUYERS

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.

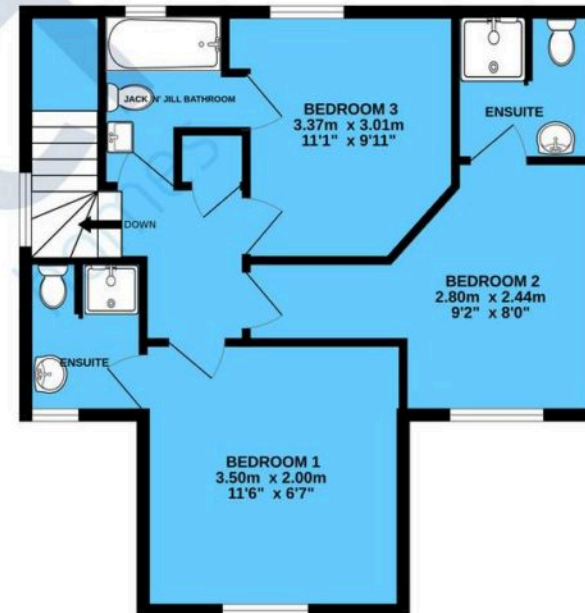




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 117.4 sq.m. (1264 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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