



Park Mews, Solihull

Guide Price £415,000





PROPERTY OVERVIEW

This delightful two-bedroom end-terrace home exudes character and charm, presenting a rare opportunity for discerning buyers seeking a property of distinction. Immaculately presented throughout, this residence is accessed via a spacious entrance hallway that sets the tone for what lies beyond. At the heart of this abode is a magnificent open-plan kitchen/dining and family room that is flooded with natural light, thanks to its well-positioned windows, and enhanced by a large central island and bi-fold doors that seamlessly connect to the rear garden. A separate living room offers a serene retreat, while a guest cloakroom adds practicality to the ground floor layout. Ascending to the upper level, two generously proportioned double bedrooms await. The principal bedroom boasts an en-suite bathroom and a fitted wardrobe, ensuring both comfort and convenience. Meanwhile, the second bedroom features a delightful Juliet balcony that overlooks the rear garden. This level is served by a luxurious family bathroom, reflecting the high standard of the property's design and finish.





Outside, a south-facing rear garden beckons, complete with a sizeable patio seating area that is perfect for enjoying outdoor moments. The front of the property benefits from two allocated parking spaces, ensuring you always have a space waiting. For added security and peace of mind, the property is set behind a secure gated entrance with an intercom system in place. Ideal for those seeking a home that blends modern living with timeless appeal, this property offers a harmonious fusion of style and substance. Don't miss the chance to make this exceptional 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: C

Tenure: Freehold





- Delightful Two Bedroom End-Terrace Home
- Abundance Of Character & Charm Throughout
- Immaculately Presented
- Stunning Open Plan Kitchen / Dining & Family Room
- Spacious Living Room
- Two Generously Sized Bedrooms
- Family Bathroom & En-Suite
- South Facing Rear Garden
- Two Allocated Parking Spaces

ENTRANCE HALLWAY

WC

LIVING ROOM

15' 4" x 9' 5" (4.67m x 2.87m)

KITCHEN/DINING & FAMILY ROOM

17' 0" x 15' 8" (5.18m x 4.78m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 8' 11" (3.76m x 2.72m)

ENSUITE

8' 4" x 3' 10" (2.54m x 1.17m)

BEDROOM TWO

15' 9" x 9' 5" (4.80m x 2.87m)

BATHROOM

9' 2" x 5' 6" (2.79m x 1.68m)

TOTAL SQUARE FOOTAGE

97.6 sq.m (1051 sq.ft) approx.

OUTSIDE THE PROPERTY

REAR GARDEN WITH SIZEABLE PATIO SEATING AREA

ALLOCATED PARKING



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, freezer, dishwasher, washing machine, garden shed, all carpets, curtains, blinds and light fittings and car charging point (fitted 2024).

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises).
Service charge – £500 pa.

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.

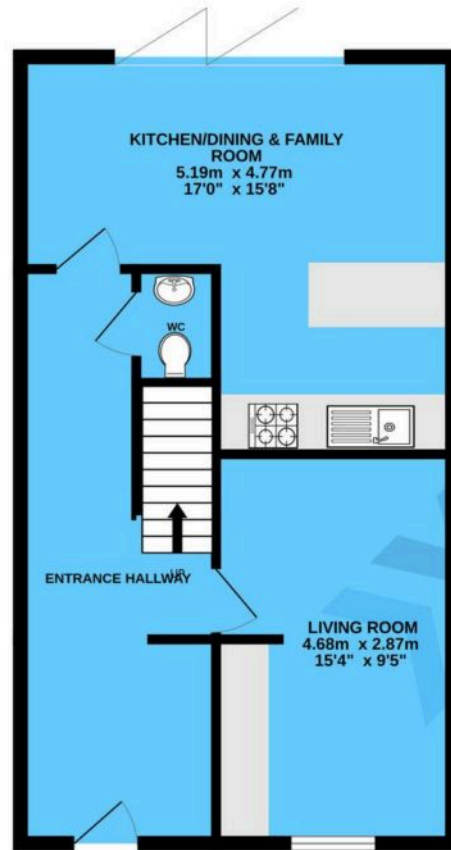
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

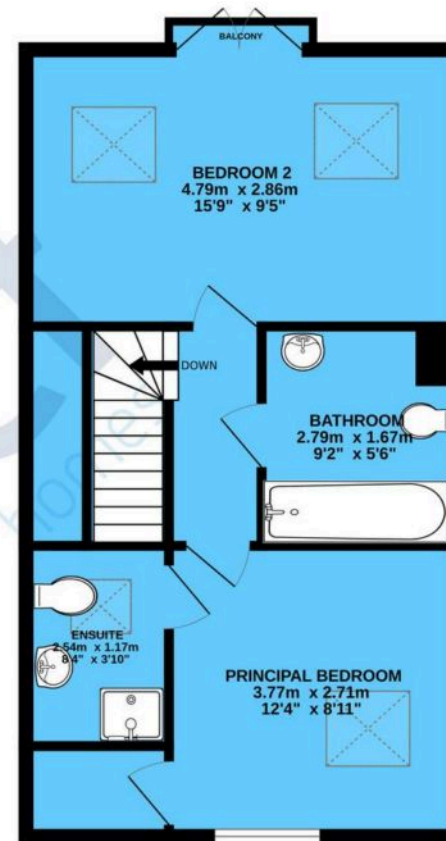
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 97.6 sq.m. (1051 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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