



Tibberton Close, Solihull

Guide Price £400,000





PROPERTY OVERVIEW

Presenting a charming two-bedroom bungalow nestled within a tranquil cul-de-sac offering a peaceful sanctuary, this property presents an enticing opportunity with no upward chain. Catering perfectly to those considering downsizing, this residence enjoys a convenient proximity to all local amenities, providing practical ease of access to daily necessities. Upon entering, one is welcomed by a spacious living room exuding warmth and comfort, enhanced by an abundance of natural light that filters through, creating an inviting ambience throughout. The fitted kitchen stands as a functional space for culinary endeavours, promising both efficiency and practicality. Adding to the charm of this home is a spacious conservatory, offering versatility as a sunlit space for relaxation or entertainment, further extending the living area. The property encompasses two well-proportioned bedrooms, comprising a spacious double room and a cosy single room, each designed to provide an inviting retreat for residents. Convenience and comfort extend to the large family wet room, equipped to cater to the needs of a modern household. Tranquillity awaits beyond as the generously sized rear garden beckons residents to enjoy outdoor moments in a private setting.



Completing this impeccable offering is the presence of a single garage and car port, providing secure parking and storage solutions, promising both practicality and peace of mind for homeowners. In summary, this bungalow epitomises comfortable and convenient living, offering a harmonious blend of practicality and tranquillity. With its inviting spaces, ideal location, and range of amenities, this property stands as an excellent choice for those seeking a cosy and convenient abode.

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

- Two Bedroom Detached Bungalow
- No Upward Chain
- Within A Tranquil Cul-de-sac
- Two Reception Rooms
- Fitted Kitchen
- Two Bedrooms
- Wet Room
- Single Garage & Car Port
- Generously Sized Rear Garden





PORCH

HALLWAY

LIVING ROOM

20' 2" x 10' 6" (6.14m x 3.19m)

KITCHEN

16' 9" x 8' 5" (5.11m x 2.57m)

CONSERVATORY

9' 5" x 10' 11" (2.86m x 3.33m)

BEDROOM ONE

9' 9" x 11' 5" (2.96m x 3.47m)

BEDROOM TWO

11' 5" x 7' 2" (3.49m x 2.18m)

WET ROOM

9' 0" x 8' 8" (2.74m x 2.63m)

OUTSIDE THE PROPERTY

GARAGE

8' 10" x 15' 11" (2.69m x 4.85m)

TOTAL SQUARE FOOTAGE

92.0 sq.m (986 sq.ft) approx.

CAR PORT & DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GENEROUSLY SIZED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, garden shed, electric garage door, all carpets and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services – water on a meter, 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.

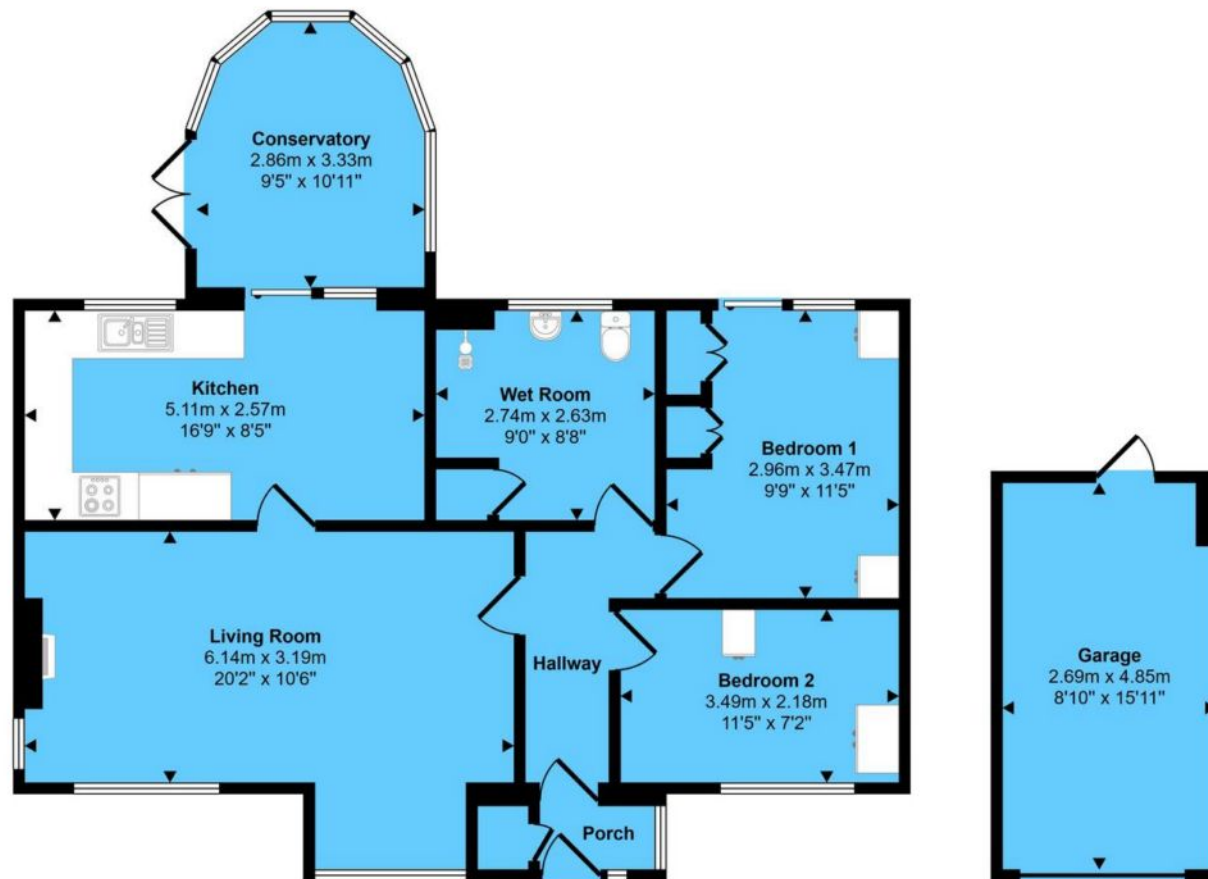
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.



Approx Gross Internal Area
92 sq m / 986 sq ft



Floorplan
Approx 79 sq m / 846 sq ft

Garage
Approx 13 sq m / 140 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

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