



Kilsby Grove, Solihull

Guide Price £220,000

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#### PROPERTY OVERVIEW

This well-presented one bedroom end terrace home is ideally situated on a quiet cul-de-sac, within easy reach of local amenities and just a short walk from the local train station. Offered with no upward chain, this property is perfect for first-time buyers or investors seeking a convenient and low-maintenance residence. The home is accessed via an entrance hallway that provides useful storage space, leading through to a spacious open plan living and dining room that offers flexible accommodation for both relaxing and entertaining. The fitted kitchen is well-equipped and thoughtfully laid out. Upstairs, the double bedroom is generously sized and complemented by a modern family bathroom. Additional benefits include an allocated parking space (ensuring hassle-free parking) and a lawn foregarden (adding attractive kerb appeal). This property combines comfort, practicality, and an excellent location, making it a superb opportunity for those looking to take their first step onto the property ladder or expand their investment portfolio. Early viewing is highly recommended to appreciate all that this delightful home has to offer.



#### 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

- One Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Perfect For First-Time Buyers Or Investors
- Walking Distance To Local Train Station
- Open Plan Living / Dining Room
- Fitted Kitchen
- Spacious Double Bedroom
- Family Bathroom
- Allocated Parking Space
- Lawn Foregarden

**ENTRANCE HALLWAY****LIVING/DINING ROOM**

10' 5" x 11' 0" (3.18m x 3.35m)

**KITCHEN**

10' 6" x 8' 8" (3.19m x 2.63m)

**FIRST FLOOR****BEDROOM**

10' 7" x 10' 10" (3.22m x 3.30m)

**BATHROOM**

7' 9" x 5' 9" (2.35m x 1.74m)

**TOTAL SQUARE FOOTAGE**

44.0 sq.m (469 sq.ft) approx.

**OUTSIDE THE PROPERTY****ALLOCATED PARKING****ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, freezer, washer/dryer, all carpets, curtains, blinds and light fittings and fitted wardrobes in the bedroom.

**ADDITIONAL INFORMATION**

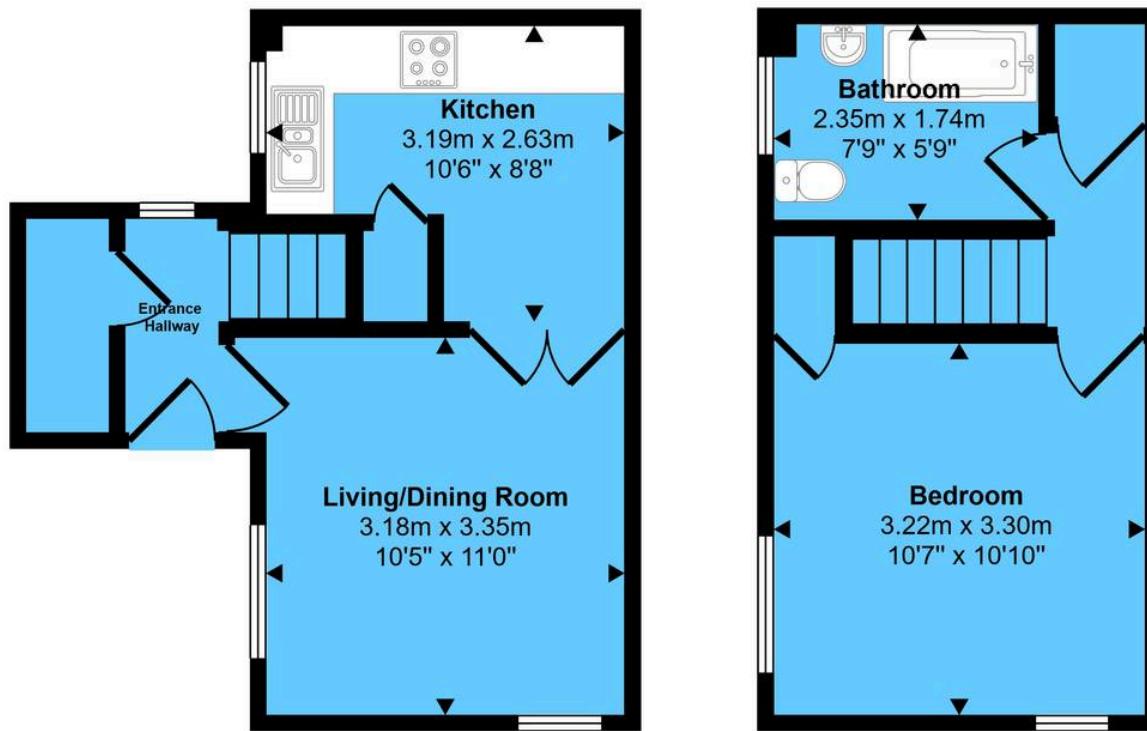
Services - mains electricity and sewers. Loft space - boarded.



#### 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.

Approx Gross Internal Area  
44 sq m / 469 sq ft



### Ground Floor

Approx 24 sq m / 254 sq ft

### First Floor

Approx 20 sq m / 216 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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