



Shalford Road, Solihull

Guide Price £275,000

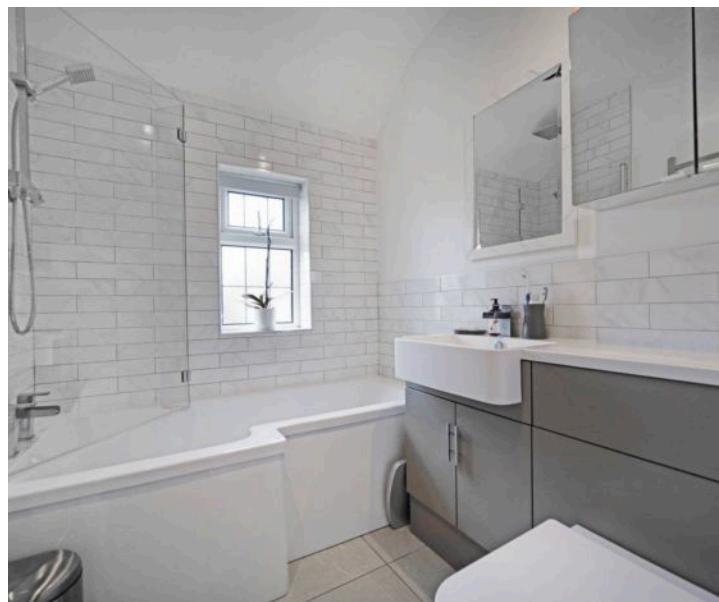
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HOMES



## PROPERTY OVERVIEW

An exceptional three-bedroom mid townhouse presents a unique opportunity for discerning buyers seeking a tastefully extended and enchanting home. Nestled on a serene road, this property boasts a harmonious blend of modern comforts and traditional charm, ensuring a truly delightful living experience.

Upon entering, the ground floor welcomes you with a charming living room exuding warmth, complete with a cosy log burner and a striking feature bay window that floods the space with natural light. The heart of the home lies in the open plan breakfast kitchen, impressively designed with a large central island for culinary adventures and adorned with skylights that illuminate the space with a serene ambience, making it an inviting area for both cooking and dining.



Ascending to the first floor, the property gracefully accommodates three well-appointed bedrooms, including two generously sized doubles that offer a serene retreat after a long day. These bedrooms are all impeccably serviced by a stylish family bathroom, boasting modern fixtures and fittings that cater to both functionality and elegance.



Beyond the confines of the interior, the property extends to a delightful rear garden, where a serene patio seating area is perfect for al fresco dining and entertaining guests, while an allotment area offers possibilities for green-fingered enthusiasts. To the front, convenience is at the forefront with off-road parking available for multiple vehicles, providing practicality for residents and their guests alike.

This distinctive property offers a harmonious blend of classic allure and contemporary living, creating a serene sanctuary that promises comfort, style, and functionality. With its thoughtful layout, sophisticated design elements, and prime location on a tranquil road, this mid townhouse represents a unique opportunity to own a home that truly stands out in today's competitive market. Don't miss the chance to make this enchanting property your own and embark on a journey of refined living in this exceptional abode.

#### PROPERTY LOCATION

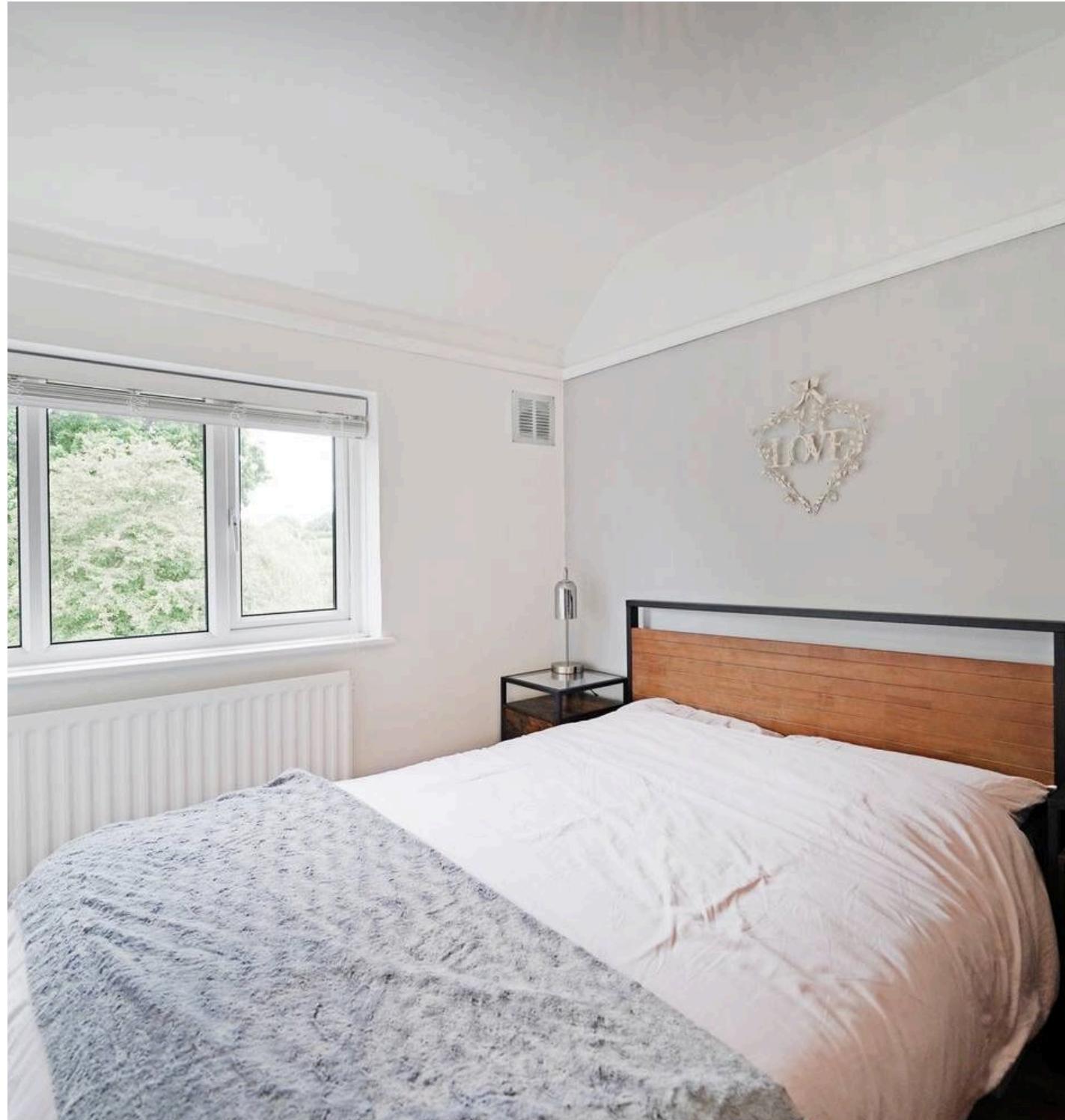
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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: B

Tenure: Freehold



- Three Bedroom Mid Townhouse
- Set On A Quiet Road
- Significantly Extended
- Open Plan Breakfast Kitchen
- Three Bedrooms Including Two Doubles
- Large Rear Garden
- Off Road Parking



## ENTRANCE HALL

### LIVING ROOM

11' 7" x 10' 9" (3.53m x 3.27m)

### BREAKFAST KITCHEN

20' 6" x 11' 3" (6.24m x 3.42m)

### FIRST FLOOR

#### BEDROOM ONE

10' 10" x 9' 1" (3.31m x 2.77m)

#### BEDROOM TWO

9' 8" x 9' 1" (2.94m x 2.77m)

#### BEDROOM THREE

9' 11" x 9' 5" (3.02m x 2.87m)

### BATHROOM

6' 9" x 5' 8" (2.05m x 1.73m)

### TOTAL SQUARE FOOTAGE

Total floor area: 73.0 sq.m. = 786 sq.ft. approx.

### OUTSIDE THE PROPERTY

#### REAR GARDEN



#### ITEMS INCLUDED IN SALE

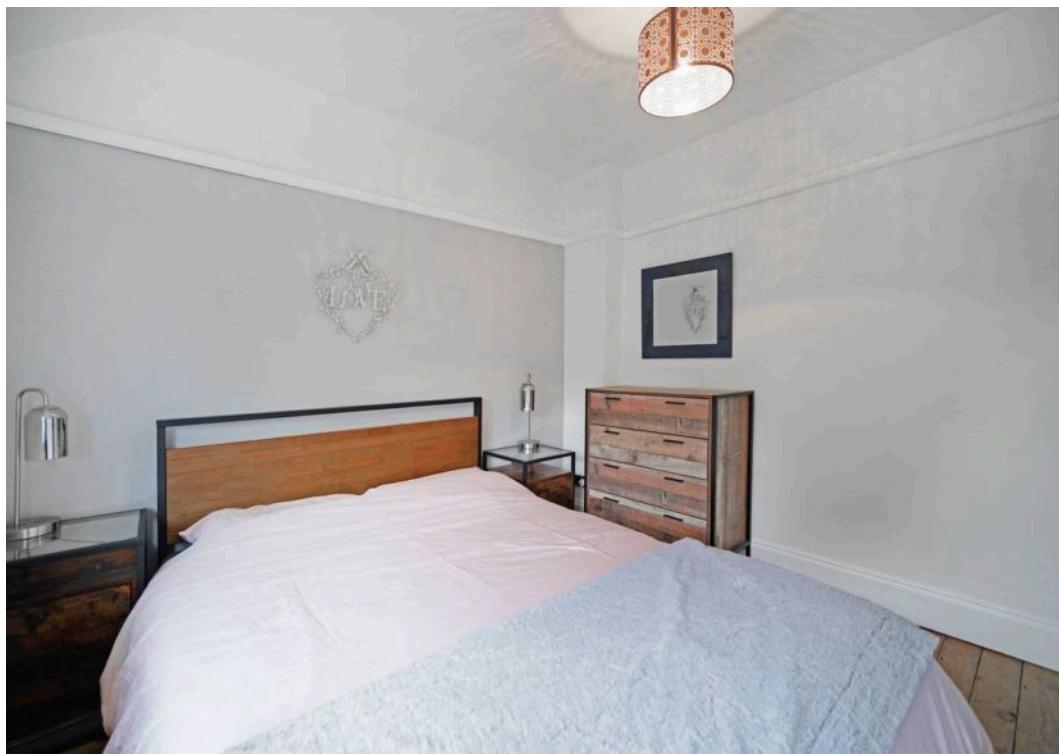
Bosch integrated oven, Lamona integrated hob, extractor, Baumatic integrated dishwasher, all carpets, all blinds, all light fittings, fitted drawers and hanging rail in bedroom three and garden shed.

#### ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers. Broadband - BT. Loft space - partially boarded with ladder and lighting.

#### INFORMATION FOR POTENTIAL BUYERS

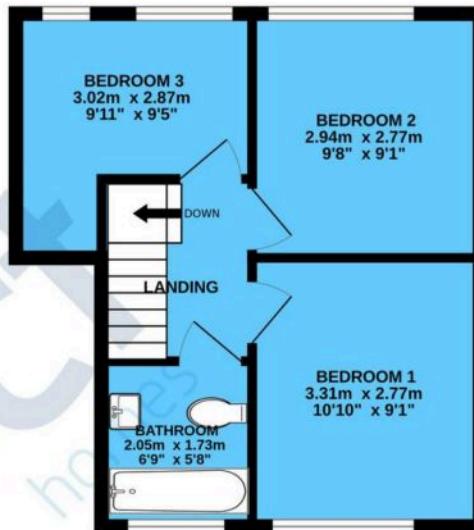
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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: 73.0 sq.m. (786 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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# Xact Homes

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