



Ulverley Green Road, Solihull

Guide Price £470,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached family home is set on a sought-after road close to all local amenities and schools, offering a superb blend of comfort and convenience for modern family living.

Well presented throughout, the property is accessed via a large entrance hallway that provides ample storage space, setting the tone for the spacious and practical accommodation beyond. At the heart of the home is a superb open-plan kitchen, dining and family room, flooded with natural light and perfectly designed for both every-day living and entertaining guests. The kitchen features contemporary fittings and generous workspace, while the adjoining dining and family areas create a welcoming space for family gatherings. A practical utility area is conveniently positioned nearby, offering additional storage and laundry facilities.



The spacious living room provides a separate area for relaxation, ideal for unwinding at the end of the day. The former garage has been thoughtfully converted into a versatile space, suitable for use as a home office, gym or playroom, ensuring flexibility to suit a variety of needs.

Upstairs, the property boasts three generously sized bedrooms, all of which are doubles, providing ample space for family members or guests. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.



The property further benefits from a driveway which provides parking for multiple vehicles, ensuring convenience for residents and visitors alike.

This is a rare opportunity to acquire a well-maintained and spacious family home in a highly desirable location, offering versatile accommodation and a high standard of finish throughout. Viewing is highly recommended to fully appreciate all that this property 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: E

Tenure: Freehold

- Three Bedroom Semi-Detached Home
- Close To All Local Amenities & Schools
- Superb Open-Plan Kitchen / Dining / Family Room
- Abundance Of Natural Light Throughout
- Spacious Living Room & Versatile Home Office / Gym / Playroom
- Three Generously Sized Double Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden With Large Patio Area
- Driveway For Multiple Vehicles





ENTRANCE PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

13' 11" x 12' 1" (4.25m x 3.69m)

KITCHEN / DINING / FAMILY ROOM

25' 11" x 21' 11" (7.89m x 6.69m)

UTILITY AREA

OFFICE / GYM / PLAYROOM

14' 7" x 6' 7" (4.45m x 2.01m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 4" x 12' 0" (3.76m x 3.66m)

ENSUITE

7' 7" x 3' 11" (2.30m x 1.19m)

BEDROOM TWO

14' 7" x 12' 3" (4.45m x 3.73m)

BEDROOM THREE

13' 5" x 12' 7" (4.09m x 3.83m)

BATHROOM

8' 8" x 7' 7" (2.64m x 2.30m)

TOTAL SQUARE FOOTAGE

139.0 sq.m (1497 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

LARGE PATIO AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, all carpets, some curtains, all blinds, some light fittings and garden shed.

ADDITIONAL INFORMATION

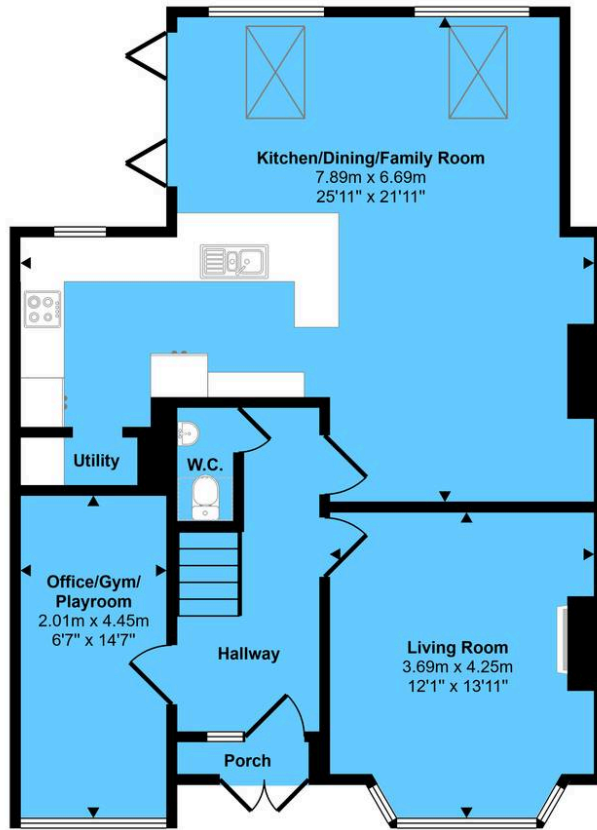
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable. Loft - boarded.

INFORMATION FOR POTENTIAL BUYERS

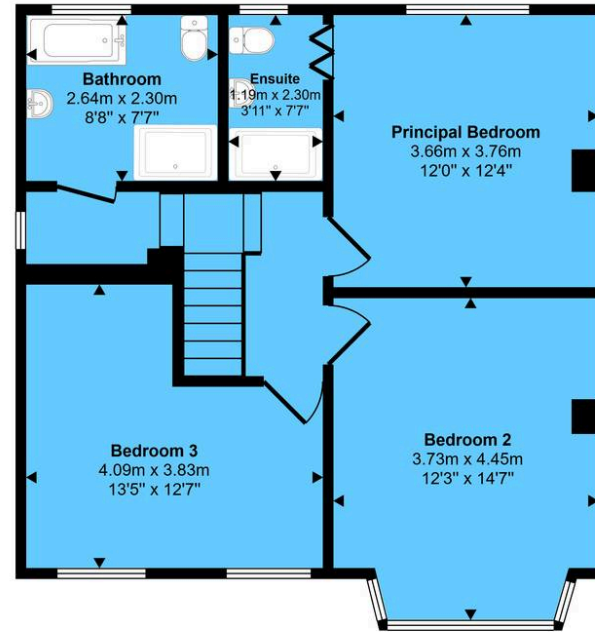
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
139 sq m / 1497 sq ft



Ground Floor
Approx 77 sq m / 834 sq ft



First Floor
Approx 62 sq m / 663 sq ft

 Denotes head height below 1.5m

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.

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