



Mayswood Road, Solihull

Guide Price £385,000





PROPERTY OVERVIEW

This well presented three bedroom detached family home offers an excellent opportunity for families seeking comfortable living in a highly sought after location, close to all local amenities and reputable schools. Upon entering the property, you are welcomed by a bright and inviting entrance hallway with a convenient guest toilet, setting the tone for the rest of the house. The ground floor boasts a spacious living room with log burner for cosy nights in and ideal for relaxing or entertaining, while the open plan kitchen/dining area is bathed in natural light and features ample work surfaces, making it perfect for both family meals and social gatherings. Upstairs, the property continues to impress with three generously sized bedrooms, each offering plenty of space for furnishings and storage, and all serviced by a modern family bathroom. Additional benefits include a well maintained south facing rear garden, wider than a standard single garage and a large driveway, providing ample parking for multiple vehicles (ideal for growing families or those who regularly welcome guests).





The property also offers scope for extension, subject to the necessary planning permissions, allowing buyers the potential to further enhance the living space in the future. This home is ready to move into and provides a wonderful blend of practicality, comfort, and the potential for future growth, making it an ideal choice for those looking to settle in a vibrant and well connected community. Early viewing is highly recommended to appreciate all that this fantastic 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: D

Tenure: Freehold

- Three Bedroom Detached Family Home
- Great Location Close To Local Amenities & Schools
- Well Maintained & Immaculately Presented Throughout
- Spacious Living Room
- Open Plan Kitchen / Diner Bathed In Natural Light
- Three Well Proportioned Bedrooms
- Family Bathroom
- Excellent South Facing Rear Garden
- Large Driveway & Single Garage
- Scope For Extension Subject To Necessary Planning Permission





ENTRANCE HALLWAY

WC

LIVING ROOM

11' 11" x 13' 6" (3.63m x 4.12m)

KITCHEN/DINER

18' 4" x 12' 0" (5.58m x 3.66m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 12' 1" (3.51m x 3.69m)

BEDROOM TWO

10' 11" x 11' 10" (3.32m x 3.60m)

BEDROOM THREE

6' 11" x 7' 5" (2.12m x 2.25m)

BATHROOM

6' 6" x 8' 11" (1.98m x 2.71m)

TOTAL SQUARE FOOTAGE

100.0 sq.m (1080 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, dishwasher, washer/dryer, garden shed, all carpets, some curtains and light fittings, CCTV and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

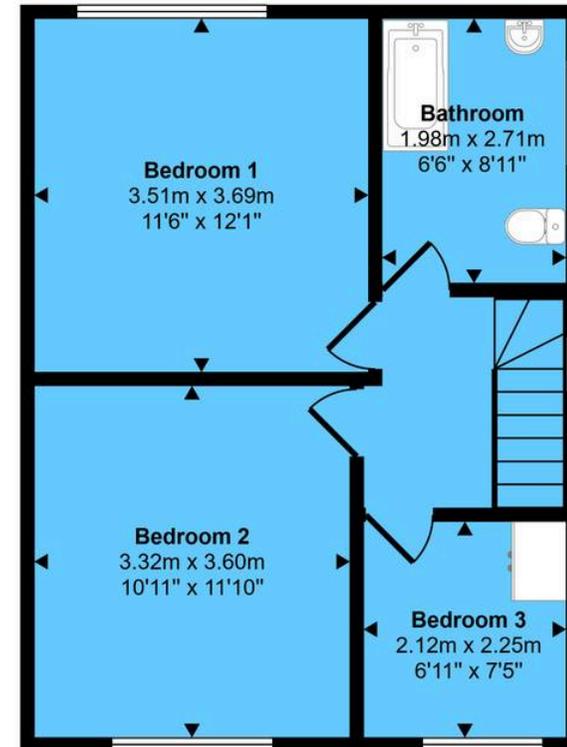
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
100 sq m / 1080 sq ft



Ground Floor
Approx 58 sq m / 630 sq ft



First Floor
Approx 42 sq m / 450 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.

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