



Irving Road, Solihull

Guide Price £300,000



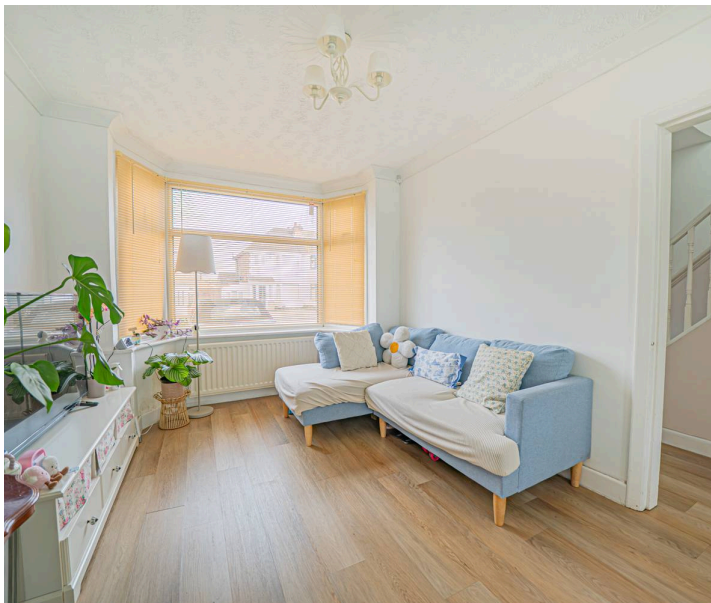


## PROPERTY OVERVIEW

Superb three bedroom semi-detached family home set on a quiet road close to all local amenities and schools. Property is accessed via an entrance hallway with guest cloakroom. The ground floor consists of a dual aspect living / dining room flooded with natural light and a spacious open plan breakfast kitchen with excellent views of the rear garden. Upstairs are three bedrooms, two of which are generously sized bedrooms with fitted wardrobes and a versatile single which can be used as a home office. All bedrooms are serviced via a family bathroom. Outside the property enjoys a private rear garden and a driveway to the front leading to an integral garage.

- Three Bedroom Extended Semi Detached
- Internal Viewing Essential
- Immaculately Maintained and Decorated
- Extended Breakfast Kitchen
- Separate WC
- Spacious Living/Dining Room
- Bathroom
- Private Rear Garden
- Driveway Parking For Multiple Vehicles





#### 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

#### ENTRANCE HALLWAY

WC

#### LIVING/DINING ROOM

9' 10" x 24' 6" (3.00m x 7.47m)

#### BREAKFAST KITCHEN

10' 10" x 15' 1" (3.30m x 4.61m)

#### INTEGRAL GARAGE

#### FIRST FLOOR

#### BEDROOM ONE

9' 5" x 11' 11" (2.88m x 3.62m)

#### BEDROOM TWO

7' 10" x 12' 4" (2.39m x 3.76m)

#### BEDROOM THREE

5' 11" x 6' 7" (1.80m x 2.01m)

#### BATHROOM

5' 9" x 6' 2" (1.74m x 1.88m)

**TOTAL SQUARE FOOTAGE**

92.0 sq.m (988 sq.ft) approx.

**OUTSIDE THE PROPERTY****DRIVEWAY PARKING FOR MULTIPLE VEHICLES****PRIVATE REAR GARDEN****ITEMS INCLUDED IN SALE**

Zanussi integrated oven, integrated hob, underfloor heating (bathroom), garden shed, all carpets, some blinds and light fittings and fitted wardrobes in one bedroom.

**ADDITIONAL INFORMATION**

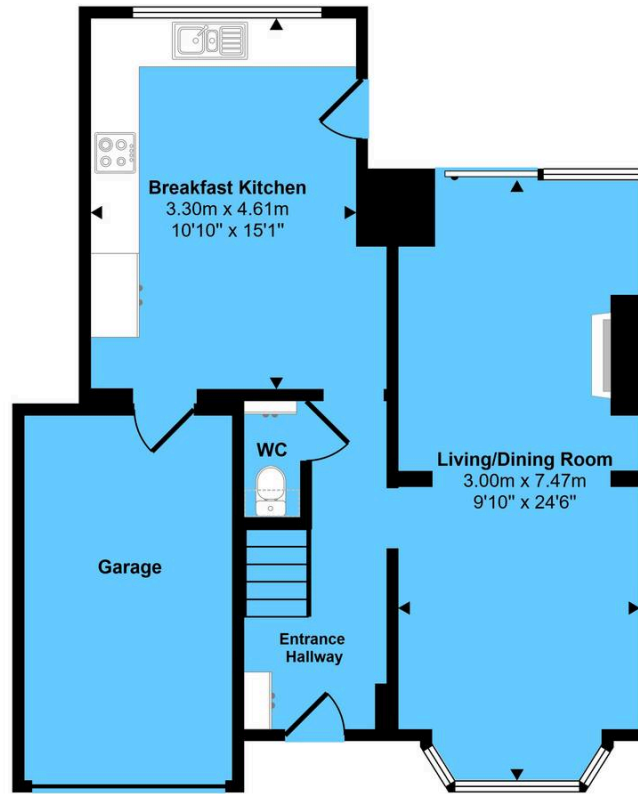
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part boarded.

**INFORMATION FOR POTENTIAL BUYERS**

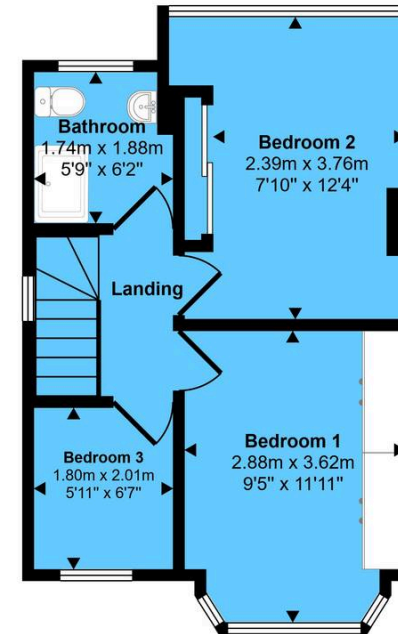
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 / 988 sq ft



Ground Floor  
Approx 59 sq m / 637 sq ft



First Floor  
Approx 33 sq m / 351 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.

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

