



Chivington Close, Shirley

Guide Price £329,950





PROPERTY OVERVIEW

This immaculately presented two bedroom semi-detached home is ideally situated on a quiet road in a sought-after location, close to a range of local amenities and shops. Occupying a superb corner plot, the property offers a welcoming atmosphere and is finished to a high standard throughout.

Upon entering, you are greeted by a spacious living room that provides a comfortable setting for relaxation or entertaining guests. The fitted kitchen and dining area enjoys an abundance of natural light and offers excellent views of the rear garden, creating a bright and airy space perfect for both every-day living and hosting.

Upstairs, there are two generously sized bedrooms, both thoughtfully designed to accommodate a variety of furnishings and layouts. These are serviced by a modern family bathroom, which features contemporary fixtures and fittings.

The property also benefits from a low maintenance private rear garden (ideal for those seeking a relaxing retreat without the upkeep of extensive grounds). Ample parking is available to the front of the property, in addition to a detached single garage (providing further convenience and storage options).

With its thoughtful design, high-quality finish, and prime location, this home is perfectly suited to professionals, couples, or small families looking for comfort and convenience in equal measure. Early viewing is highly recommended to fully appreciate all this wonderful 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: C

Tenure: Freehold

- Two Bedroom Semi-Detached Home
- Great Location Close To All Local Amenities & Schools
- Spacious Living Room
- Fitted Kitchen / Diner With Abundance Of Natural Light
- Two Generously Sized Double Bedrooms
- Family Bathroom
- Low Maintenance Private Rear Garden
- Driveway For Multiple Vehicles
- Detached Single Garage





LIVING ROOM

11' 11" x 15' 9" (3.64m x 4.79m)

KITCHEN/DINER

11' 9" x 8' 11" (3.59m x 2.73m)

FIRST FLOOR

BEDROOM ONE

10' 0" x 8' 11" (3.05m x 2.73m)

BEDROOM TWO

10' 1" x 7' 2" (3.08m x 2.19m)

BATHROOM

8' 8" x 4' 6" (2.64m x 1.36m)

OUTSIDE THE PROPERTY

DETACHED GARAGE

8' 5" x 16' 5" (2.57m x 5.01m)

TOTAL SQUARE FOOTAGE

69.0 sq.m (738 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washing machine, underfloor heating, all carpets, blinds and light fittings and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). 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.

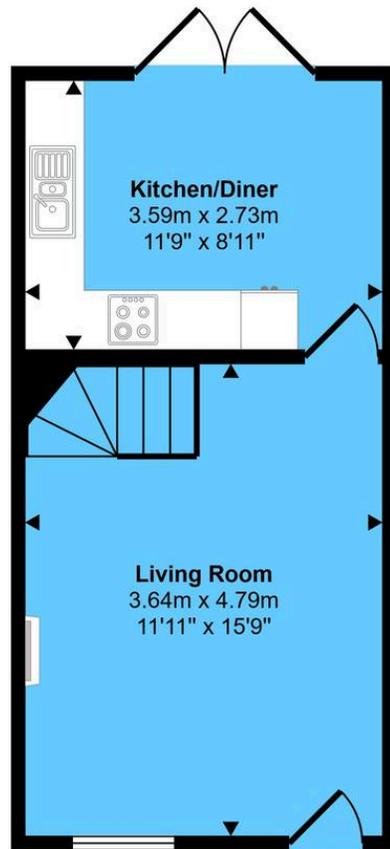
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

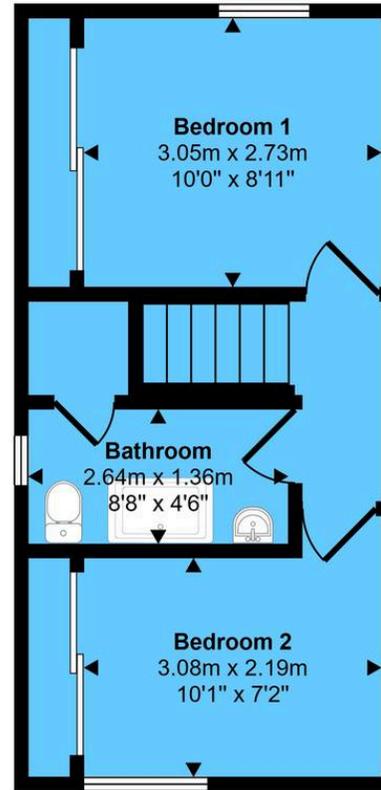
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



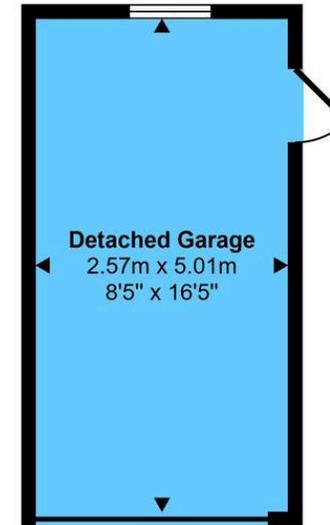
Approx Gross Internal Area
69 sq m / 738 sq ft



Ground Floor
Approx 28 sq m / 299 sq ft



First Floor
Approx 28 sq m / 301 sq ft



Garage
Approx 13 sq m / 139 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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