



Caldwell Grove, Solihull

Guide Price £300,000





PROPERTY OVERVIEW

This well-presented three bedroom end-terrace property is offered to the market with no upward chain and represents an ideal opportunity for first-time buyers, investors or downsizers.

Located in a highly sought-after and peaceful cul-de-sac, the home overlooks a pleasant communal green and is just a stone's throw from a wide range of local amenities and reputable schools, making it perfect for families and professionals alike.

The property is accessed via a welcoming entrance hallway which leads into a spacious, dual aspect living and dining room, flooded with natural light from large windows at both ends. This versatile reception space provides ample room for both relaxation and entertaining, creating a warm and inviting atmosphere. The adjacent fitted kitchen is well appointed with a range of integrated appliances, offering plenty of storage and workspace for keen cooks.

Upstairs, the property boasts three bedrooms, including two generous doubles and a versatile single bedroom that could serve equally well as a home office, nursery or guest room. The family bathroom is fitted with a modern suite, providing convenience for busy households.

The home has been well maintained throughout, with neutral décor and thoughtful touches that allow prospective buyers to move straight in and add their own personal stamp over time.





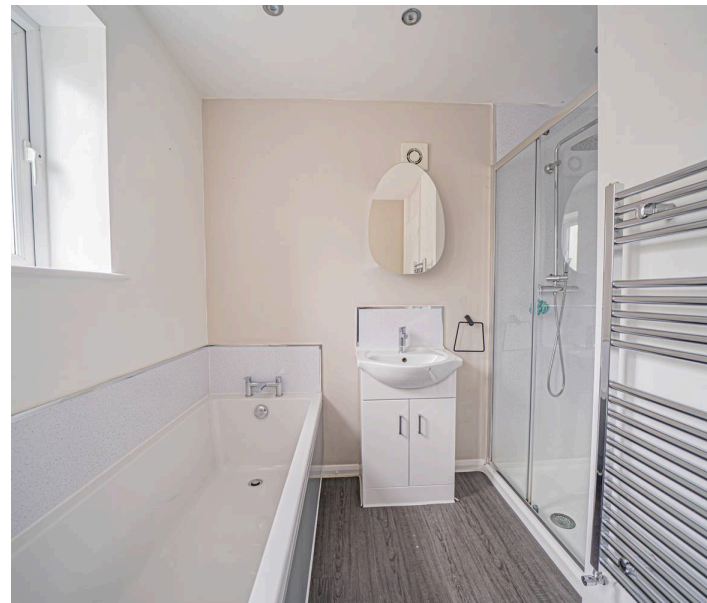
Outside, the property enjoys a well-maintained rear garden with patio seating area. With its excellent location, practical layout and well-proportioned accommodation, this property is sure to attract a wide range of buyers seeking a comfortable and convenient home in a desirable setting.

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



- Well-Presented Three Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Set On A Quiet & Sought-After Cul-De-Sac
- Overlooking Communal Green
- Short Distance From All Local Amenities & Schools
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Well-Maintained Rear Garden



ENTRANCE HALLWAY

LIVING / DINING ROOM
23' 4" x 11' 7" (7.12m x 3.52m)

KITCHEN
11' 4" x 8' 5" (3.46m x 2.57m)

FIRST FLOOR

PRINCIPAL BEDROOM
13' 7" x 9' 10" (4.15m x 2.99m)

BEDROOM TWO
10' 3" x 6' 8" (3.12m x 2.04m)

BEDROOM THREE
9' 2" x 8' 8" (2.79m x 2.64m)

BATHROOM
8' 0" x 7' 7" (2.44m x 2.32m)

TOTAL SQUARE FOOTAGE
74.0 sq.m (797 sq.ft) approx.

OUTSIDE THE PROPERTY

ON STREET PARKING

GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, all carpets, all curtains, all blinds, all light fittings and garden shed.

ADDITIONAL INFORMATION

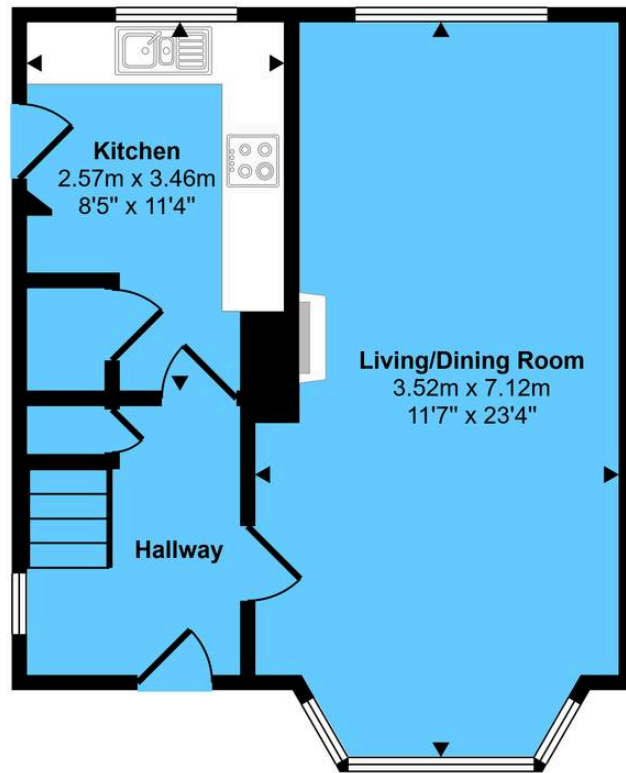
Services - direct mains water, sewers and electricity.

INFORMATION FOR POTENTIAL BUYERS

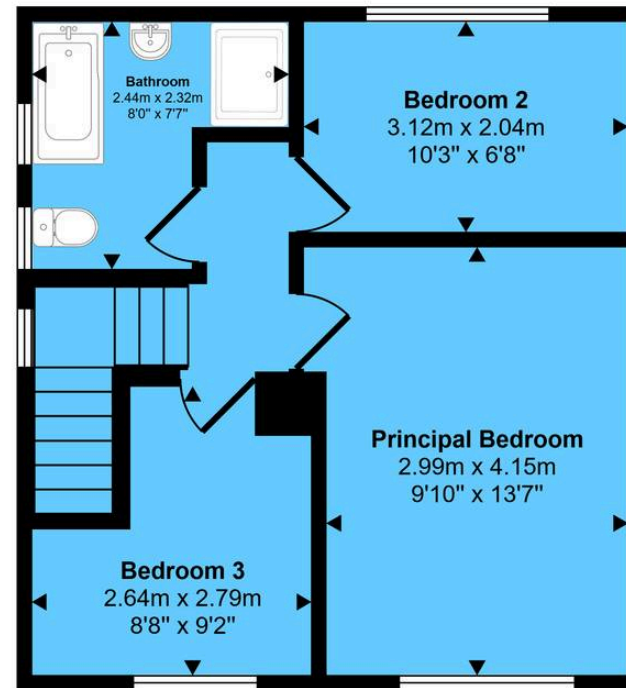
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
74 sq m / 797 sq ft



Ground Floor
Approx 38 sq m / 408 sq ft



First Floor
Approx 36 sq m / 390 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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