



Rock Road, Solihull

Guide Price £285,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is ideally situated on a quiet road close to all local amenities and reputable schools, making it an excellent choice for first time buyers or families seeking comfort and convenience. The property welcomes you with an inviting entrance hallway that offers ample storage space, ensuring a clutter-free environment from the moment you step inside. The ground floor boasts a delightful living room featuring a large bay window, which floods the space with natural light and creates a warm, welcoming atmosphere. At the heart of the home, the open plan kitchen/dining room provides an ideal setting for entertaining, with excellent views of the rear garden and parkland beyond, fostering a sense of connection with the outdoors. Upstairs, the accommodation comprises three well-proportioned bedrooms, including two generous doubles and a versatile single that could serve as a nursery, home office, or guest room, all serviced by a modern family bathroom. The property benefits from an abundance of natural light throughout, enhancing the sense of space and comfort in every room. The rear of the home enjoys great views overlooking green open parkland, offering a tranquil outlook that is rarely found in such a convenient location.



Additional features include a private driveway with parking for multiple vehicles and a well-maintained rear garden (ideal for relaxation or family activities). This home has been thoughtfully maintained and finished to a high standard, ensuring it is ready to move straight into. With its combination of practical features, attractive presentation, and sought-after location, this property represents a superb opportunity for those looking to settle in a friendly and established community. Early viewing is highly recommended to fully appreciate all that this exceptional 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: C

Tenure: Freehold

- Three Bedroom Semi-Detached Home
- Set On A Quiet Road Close To Local Amenities
- Abundance Of Natural Light Throughout
- Open Plan Kitchen / Dining Room
- Delightful Living Room
- Two Double Bedrooms & Versatile Single
- Excellent Views Of Parkland
- Driveway For Multiple Vehicles





ENTRANCE HALLWAY

LIVING ROOM

9' 8" x 12' 9" (2.95m x 3.88m)

KITCHEN/DINING ROOM

15' 10" x 14' 2" (4.83m x 4.32m)

FIRST FLOOR

BEDROOM ONE

9' 9" x 14' 1" (2.96m x 4.28m)

BEDROOM TWO

9' 11" x 13' 0" (3.02m x 3.96m)

BEDROOM THREE

5' 8" x 7' 1" (1.73m x 2.15m)

BATHROOM

5' 8" x 8' 2" (1.72m x 2.48m)

TOTAL SQUARE FOOTAGE

73.0 sq.m (781 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WELL MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, dishwasher, washer/dryer, garden shed, all carpets, curtains, blinds and light fittings and CCTV.



ADDITIONAL INFORMATION

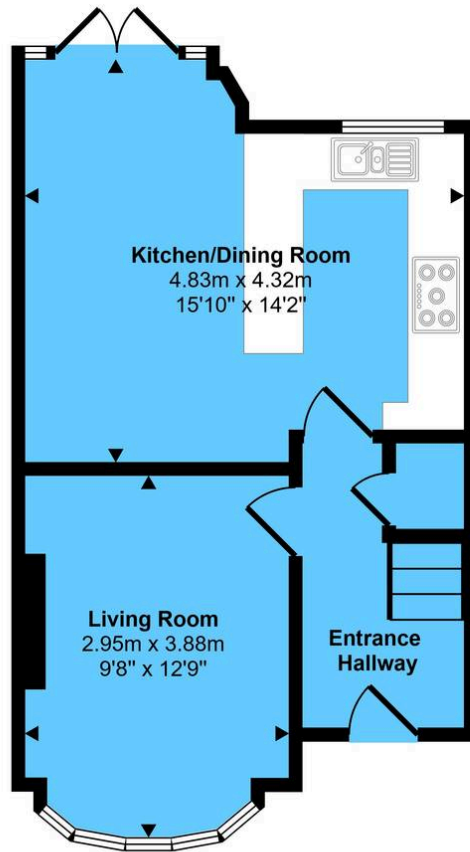
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part boarded.

INFORMATION FOR POTENTIAL BUYERS

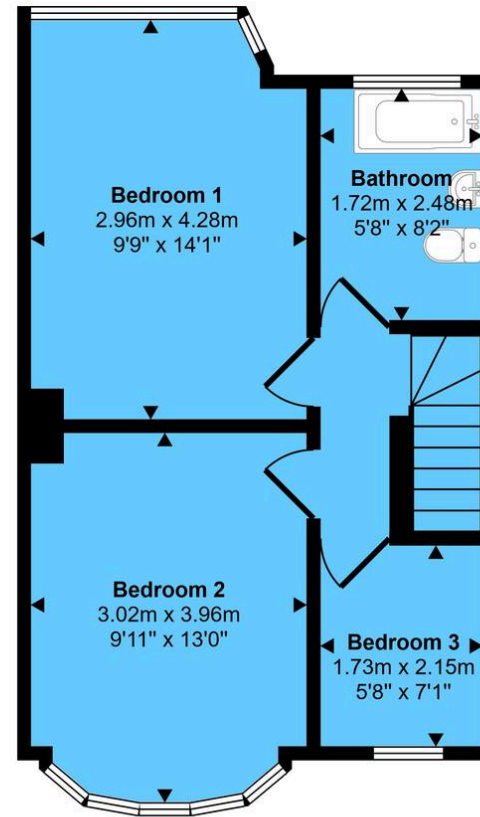
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
73 sq m / 781 sq ft



Ground Floor
Approx 35 sq m / 380 sq ft



First Floor
Approx 37 sq m / 401 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.

Xact Homes

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