



Ravenswood Drive South, Solihull

Guide Price £445,000





PROPERTY OVERVIEW

This beautifully presented three bedroom detached family home is set on a quiet road, conveniently located close to all local amenities and within walking distance of Tudor Grange Academy, making it an ideal choice for families. Upon entering, you are welcomed by a spacious entrance hallway that leads through to the heart of the home. The ground floor features a bright and airy living/dining room, which enjoys pleasant views over the rear garden and provides ample space for both relaxation and entertaining. Off the living area, an attractive extension offers a versatile space that can be tailored to your needs, whether as a home office, playroom or additional sitting area. The fitted breakfast kitchen is well appointed with a range of wall and base units, providing plenty of storage and workspace for family meals and gatherings. A practical guest cloakroom is also located on the ground floor, along with access to a single garage, which is perfect for secure storage or parking. Upstairs, you will find three generously sized bedrooms, each thoughtfully designed to offer comfortable accommodation for the whole family. These bedrooms are serviced by a well maintained family bathroom, which is fitted with a modern suite and offers both a bath and shower facilities.



The property benefits from a private driveway to the front, leading to a car port and single garage (providing further parking and storage options). This is a superb opportunity to acquire a versatile and spacious family home in a sought after location, offering well proportioned rooms and flexible living space throughout. With its excellent proximity to reputable schools, shops and transport links, this property is sure to appeal to a wide range of buyers seeking a comfortable and convenient lifestyle. Early viewing is highly recommended to fully appreciate the space, versatility and potential this delightful 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
- NO UPWARD CHAIN
- Walking Distance To Tudor Grange Academy
- Spacious Living / Dining Room
- Fitted Breakfast Kitchen
- Abundance Of Natural Light Throughout
- Three Generously Sized Bedrooms
- Private Rear Garden
- Driveway For Multiple Vehicles, Car Port & Garage



ENTRANCE HALLWAY

WC

LIVING/DINING ROOM

18' 0" x 17' 5" (5.49m x 5.31m)

OFFICE/PLAYROOM/SITTING AREA

9' 1" x 8' 2" (2.77m x 2.48m)

BREAKFAST KITCHEN

12' 8" x 13' 1" (3.87m x 3.99m)

INTEGRAL GARAGE

17' 5" x 8' 5" (5.31m x 2.57m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 9' 7" (3.50m x 2.92m)

BEDROOM TWO

9' 5" x 10' 11" (2.86m x 3.34m)

BEDROOM THREE

8' 3" x 7' 5" (2.52m x 2.26m)

BATHROOM

6' 0" x 6' 3" (1.82m x 1.90m)

TOTAL SQUARE FOOTAGE

111.0 sq.m (1193 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, washing machine, all light fittings, some carpets and fitted wardrobes in three bedrooms.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.

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.

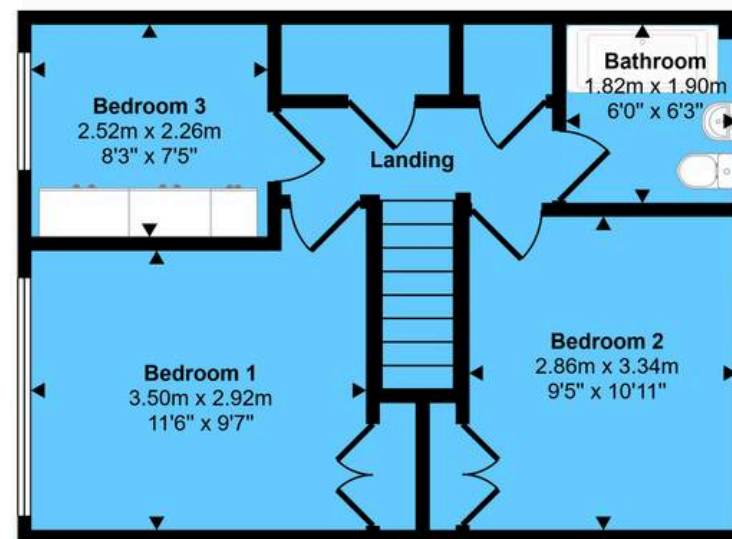
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
111 sq m / 1193 sq ft



Ground Floor
Approx 71 sq m / 761 sq ft



First Floor
Approx 40 sq m / 432 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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