



## Broomfields Close, Solihull

Guide Price £349,999



## PROPERTY OVERVIEW

This well-presented three bedroom semi-detached home is offered to the market with no upward chain and represents an ideal opportunity for first-time buyers or investors. Set on a quiet cul-de-sac, the property is conveniently located close to local amenities and reputable schools, making it perfect for families.

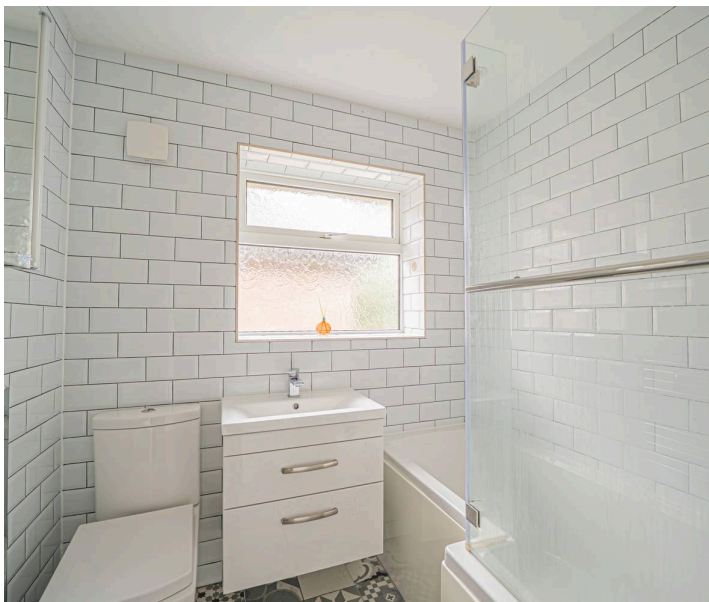
Access is granted via an entrance hallway leading to a spacious dual aspect living and dining room, providing a bright and versatile space for relaxing or entertaining. The fitted kitchen offers ample storage and worktop space, catering to all your culinary needs.

Upstairs, there are three bedrooms, including two comfortable doubles and a single bedroom that could also serve as a home office or nursery. All bedrooms are serviced by a family bathroom.

With scope to extend (subject to planning permission), this property offers the potential to create your dream family home.

Outside, the property boasts a generous, private rear garden, providing a safe and secluded area for children to play or for hosting summer gatherings.

At the front of the property, a large driveway provides off-road parking for multiple vehicles, ensuring convenience for families with more than one car or for visitors.





The peaceful cul-de-sac location enhances the sense of privacy and security, while still being within easy reach of transport links, shops, and schools.

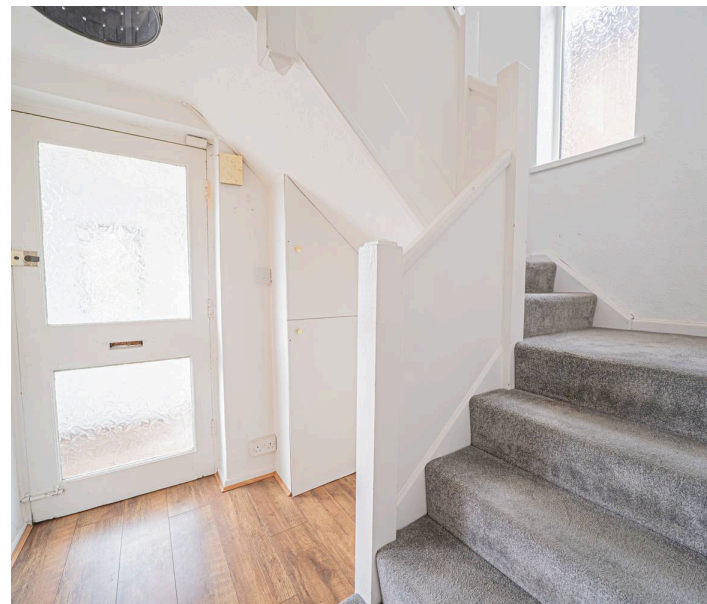
This attractive home combines comfortable living with excellent outdoor space, making it a superb choice for those seeking a well-located property with further potential. Early viewing is highly recommended to fully appreciate all that this home has to offer.

#### 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



- Well-Presented Three Bedroom Family Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Set On A Quiet Cul-De-Sac Close To Local Amenities & Schools
- Scope For Extension (Subject To Planning Permission)
- Dual Aspect Living / Dining Room
- Private Rear Garden
- Large Driveway For Multiple Vehicles



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING / DINING ROOM**

20' 7" x 9' 11" (6.28m x 3.01m)

**KITCHEN**

13' 7" x 8' 10" (4.14m x 2.68m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

11' 5" x 9' 8" (3.47m x 2.95m)

**BEDROOM TWO**

9' 8" x 6' 11" (2.95m x 2.10m)

**BEDROOM THREE**

8' 10" x 6' 6" (2.70m x 1.98m)

**BATHROOM**

6' 4" x 5' 7" (1.94m x 1.69m)

**TOTAL SQUARE FOOTAGE**

76.0 sq.m (817 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING**

**GARDEN**

**ITEMS INCLUDED IN THE SALE**

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

**ADDITIONAL INFORMATION**

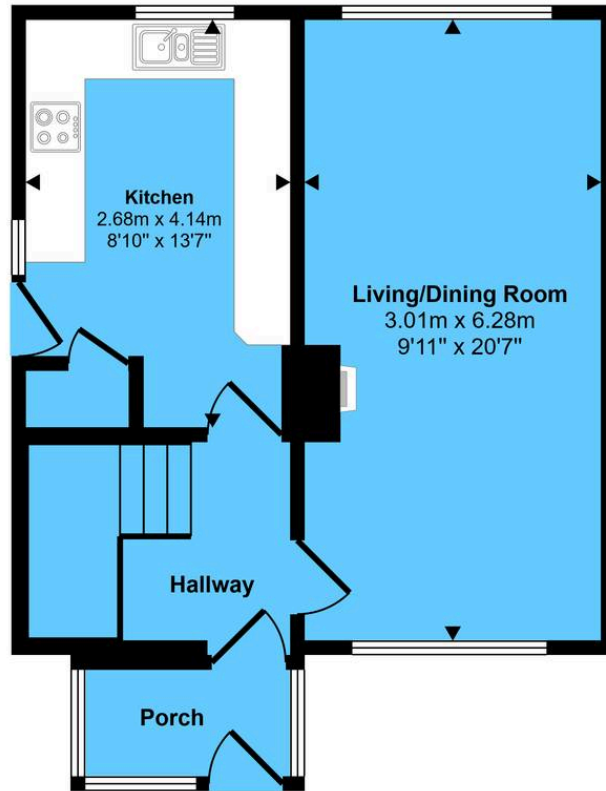
Services - direct mains water, sewers and electricity.

**INFORMATION FOR POTENTIAL BUYERS**

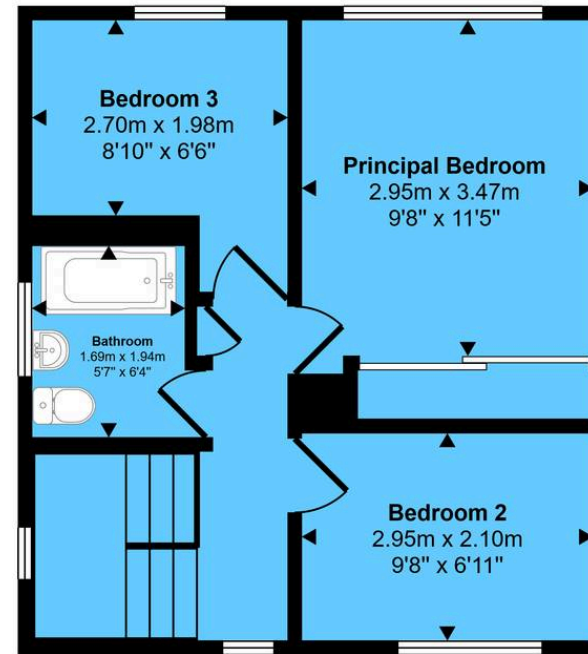
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
76 sq m / 817 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 36 sq m / 391 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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