



Norgrave Road, Solihull

Guide Price £399,950





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home has been thoughtfully refurbished and remodelled to create a stylish and contemporary living environment.

Upon entering, you are welcomed by a bright and inviting hallway that leads through to a spacious dual aspect living and dining room, where natural light floods the space and doors open out to a decked seating area, perfect for relaxation or entertaining guests.

The modern kitchen is fitted with integrated appliances, offering both functionality and sleek design, and is complemented by a large utility room with a convenient guest cloakroom. The original garage has been cleverly divided to provide an additional store room, ideal for extra storage needs.

Upstairs, the property features two generously sized double bedrooms and a large single bedroom, all served by a modern family shower room, finished to a high standard. The upper floor also benefits from air conditioning, ensuring comfort throughout the warmer months.

Outside, the property benefits from a private rear garden which is beautifully maintained and boasts a patio seating area. A large driveway at the front of the property provides ample parking for multiple vehicles, enhancing the practical appeal of this delightful home.





With its exceptional presentation, well-considered layout and quality finishes throughout, this property offers an ideal opportunity for families or professionals seeking a move-in-ready home in a desirable location.

#### 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



- Beautifully Presented Three Bedroom Semi-Detached Home
- Refurbished & Remodelled To A High Standard
- Abundance Of Natural Light Throughout
- Large Dual Aspect Living / Dining Room
- Fitted Kitchen With Integrated Appliances
- Large Utility & Versatile Store Room
- Three Generously Sized Bedrooms
- Modern Family Shower Room
- Well-Maintained Rear Garden
- Large Driveway For Multiple Vehicles



#### **ENTRANCE HALLWAY**

#### **LIVING / DINING ROOM**

25' 9" x 9' 11" (7.85m x 3.03m)

#### **KITCHEN**

8' 9" x 7' 1" (2.67m x 2.17m)

#### **UTILITY ROOM**

7' 6" x 7' 4" (2.29m x 2.24m)

#### **WC**

#### **STORE ROOM**

9' 9" x 8' 0" (2.97m x 2.44m)

#### **INTEGRAL GARAGE**

7' 6" x 4' 6" (2.29m x 1.36m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

11' 9" x 10' 0" (3.58m x 3.04m)

#### **BEDROOM TWO**

11' 3" x 10' 1" (3.44m x 3.07m)

#### **BEDROOM THREE**

8' 4" x 6' 7" (2.53m x 2.00m)

#### **SHOWER ROOM**

6' 9" x 5' 4" (2.06m x 1.63m)

#### **TOTAL SQUARE FOOTAGE**

94.0 sq.m (1007 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **PATIO SEATING AREA**



#### **ITEMS INCLUDED IN THE SALE**

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

#### **ADDITIONAL INFORMATION**

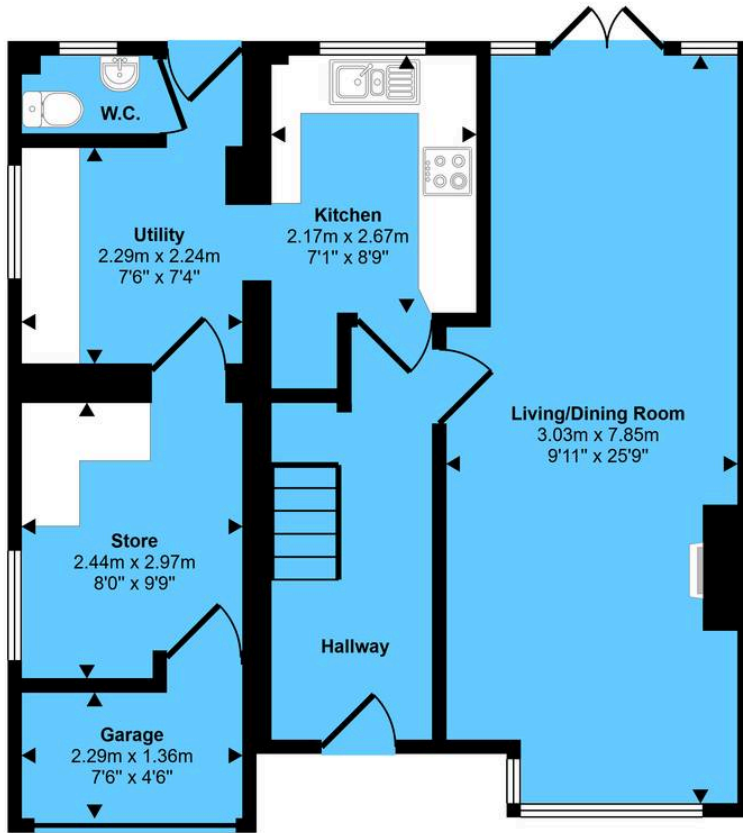
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

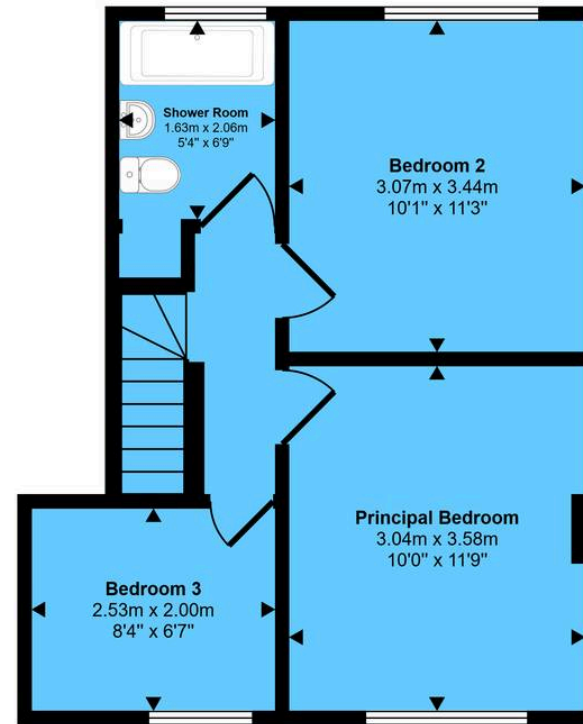
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
94 sq m / 1007 sq ft



Ground Floor  
Approx 57 sq m / 617 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.

**Xact Homes**

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