



Greswolde Road, Solihull

Guide Price £535,000





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi detached family home is located on a highly sought after road in Solihull, positioned right next to the popular Oak Cottage Primary School, making it an ideal choice for young families seeking both convenience and comfort. The property has been thoughtfully extended and remodelled to create a spacious and versatile living environment.

Upon entering, you are welcomed by a bright entrance hallway that leads into an excellent open plan ground floor layout. At the heart of the home is a delightful open plan kitchen/dining room, featuring modern units and fully integrated appliances (perfect for family meals and entertaining guests). This space seamlessly connects to a wonderful garden room/conservatory, which offers a tranquil spot for relaxation while enjoying views of the rear garden.

The large living room is flooded with natural light from a feature bay window and boasts a charming fireplace, creating a warm and inviting atmosphere for cosy evenings. Additional ground floor highlights include a practical utility room and a stylish downstairs shower room, which leads to a versatile home office or, if required, an additional bedroom.

The property also benefits from a single garage, offering secure storage or parking.





Upstairs, there are three bedrooms in total, including two generously sized doubles and a versatile single bedroom that could be used as a nursery, study, or dressing room, all served by a modern family bathroom.

To the front of the property, a driveway provides off-road parking for multiple vehicles, ensuring convenience for busy households.

This impressive family home combines contemporary living with thoughtful design and is perfectly positioned for access to excellent local amenities, reputable schools, and transport links, making it a rare opportunity in this desirable Solihull location. Early viewing is highly recommended to appreciate the quality and flexibility this lovely 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: E

Tenure: Freehold





- Beautifully Presented Three Bedroom Semi Detached
- Located In A Highly Sought After Road In Solihull
- Thoughtfully Extended & Remodelled To Create A Spacious & Versatile Living Environment
- Open Plan Kitchen/Dining Room
- Garden Room/Conservatory
- Large Living Room
- Stylish Downstairs Shower Room
- Three Bedrooms & Modern Family Bathroom
- Single Garage & Driveway Parking For Multiple Vehicles

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

12' 0" x 16' 0" (3.65m x 4.87m)

#### **KITCHEN/DINING ROOM**

18' 6" x 12' 1" (5.64m x 3.69m)

#### **GARDEN ROOM/CONSERVATORY**

9' 1" x 9' 11" (2.78m x 3.02m)

#### **UTILITY**

7' 0" x 5' 8" (2.14m x 1.72m)

#### **HOME OFFICE/ADDITIONAL BEDROOM**

7' 1" x 9' 2" (2.17m x 2.80m)

#### **SHOWER ROOM**

#### **INTEGRAL GARAGE**

7' 5" x 14' 2" (2.25m x 4.32m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 9" x 16' 0" (3.27m x 4.88m)

#### **BEDROOM TWO**

11' 7" x 12' 4" (3.53m x 3.77m)

#### **BEDROOM THREE**

7' 7" x 6' 5" (2.30m x 1.95m)



## **BATHROOM**

6' 11" x 8' 7" (2.12m x 2.62m)

## **TOTAL SQUARE FOOTAGE**

126.0 sq.m (1354 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **REAR GARDEN**

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

Integrated oven, integrated hob, microwave, dishwasher, garden shed, all carpets, blinds, CCTV, car charging point and fitted wardrobes in one bedroom.

### **ADDITIONAL INFORMATION**

Services - 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  
126 sq m / 1354 sq ft



Ground Floor  
Approx 80 sq m / 857 sq ft

First Floor  
Approx 46 sq m / 497 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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