



Sevington Close, Solihull

Guide Price £495,000





## PROPERTY OVERVIEW

This delightful three bedroom detached family home is ideally situated on a quiet cul-de-sac in the sought-after area of Solihull, offering a perfect blend of comfort and convenience for modern family living. Boasting an abundance of natural light throughout, the property welcomes you with a spacious living room featuring a large bay window, creating a warm and inviting atmosphere perfect for relaxing or entertaining guests. The superb open-plan kitchen and dining room is thoughtfully designed for both everyday living and special occasions, with ample space for a dining table and double doors that provide seamless access to the rear garden, ideal for indoor-outdoor living during warmer months. The ground floor further benefits from a guest cloakroom, adding practicality for visiting friends and family, and a single garage, offering secure storage or parking options. Upstairs, you will find three generously sized bedrooms, each offering comfortable accommodation with plenty of space for wardrobes and furnishings, all serviced via a well-appointed family bathroom with contemporary fittings. Outside, the property enjoys a private rear garden with a patio seating area and superb bar area for entertaining guests. The property is further enhanced by a driveway, providing off-road parking for multiple vehicles and ensuring convenience for busy households or visiting guests.



Located within easy reach of highly regarded local schools, excellent amenities, and transport links, this home presents an exceptional opportunity for families seeking a peaceful yet well-connected setting in Solihull. Early viewing is highly recommended to fully appreciate the light-filled interiors, flexible living spaces, and prime cul-de-sac location this wonderful property 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



- Delightful Three Bedroom Detached Family Home
- Set On A Quiet Cul-De-Sac In Solihull
- Tudor Grange Catchment Area
- Close To All Local Amenities & Schools
- Spacious Living Room
- Open Plan Kitchen / Dining Room
- Three Generously Sized Bedrooms
- Private Rear Garden With Bar Area
- Driveway & Single Garage



#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

18' 3" x 10' 10" (5.56m x 3.29m)

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

19' 1" x 8' 6" (5.81m x 2.59m)

#### **WC**

#### **INTEGRAL GARAGE**

15' 0" x 8' 1" (4.58m x 2.46m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

12' 10" x 10' 8" (3.92m x 3.24m)

#### **BEDROOM TWO**

10' 10" x 10' 6" (3.31m x 3.19m)

#### **BEDROOM THREE**

9' 3" x 8' 3" (2.83m x 2.51m)

#### **BATHROOM**

7' 11" x 7' 10" (2.42m x 2.38m)

#### **TOTAL SQUARE FOOTAGE**

93.0 sq.m (1003 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **GARDEN**

#### **BAR AREA**

#### **PATIO SEATING AREA**



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

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, all carpets, all curtains, all blinds, all light fittings and garden bar.

#### **ADDITIONAL INFORMATION**

Services – direct mains water, sewers and electricity.

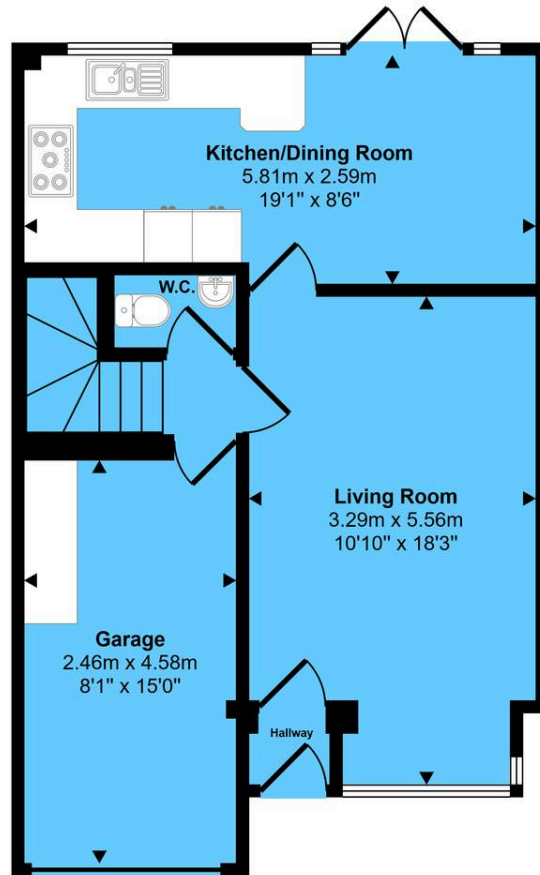
Broadband – FTTP (fibre to the premises).

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

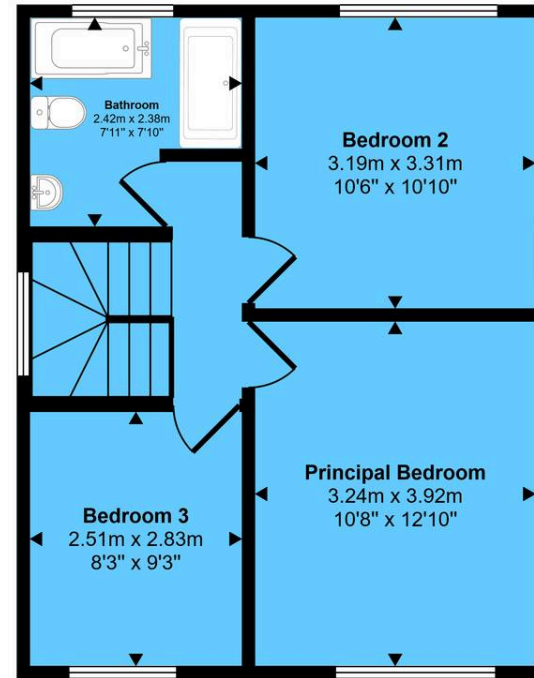
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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  
93 sq m / 1003 sq ft



Ground Floor  
Approx 50 sq m / 542 sq ft



First Floor  
Approx 43 sq m / 461 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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