



Hainfield Drive, Solihull

Guide Price £395,000





PROPERTY OVERVIEW

This newly refurbished three bedroom semi-detached home is set on a quiet and sought-after cul-de-sac in the heart of Solihull, offering a rare opportunity for buyers seeking a move-in-ready property with no upward chain.

Finished to a high specification, including brand new windows throughout, the property welcomes you via a bright entrance hallway that leads to a spacious living room, flooded with natural light from large windows. The brand new fitted kitchen and dining area provide a stylish and practical space for family life and entertaining, with lovely views over the rear garden.

Upstairs, there are three bedrooms, comprising two generously sized doubles and a versatile single bedroom, all serviced by a brand new family bathroom.

The attention to detail in the refurbishment ensures comfort and style in every room, making this home an ideal choice for families or professionals alike.

The outside space is equally impressive, with a private rear garden perfect for relaxing or entertaining guests. The garden benefits from a versatile garden room that can serve as a home office, gym or playroom, offering valuable additional space to suit your lifestyle needs. The former garage has been thoughtfully converted, providing further flexibility for work or leisure activities.





At the front of the property, a driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors.

The peaceful cul-de-sac location adds to the sense of privacy and community, while the central Solihull setting means you are just moments from excellent schools, local amenities and transport links.

This home truly combines modern living with practical outdoor space, creating a perfect environment for family life.

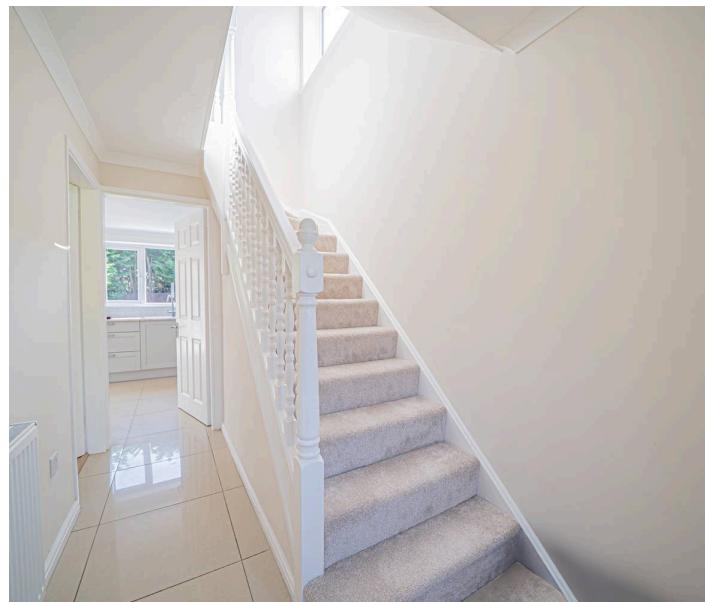
PROPERTY LOCATION

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

- Newly Refurbished Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Quiet Cul-De-Sac Location Close To All Local Amenities
- Brand New Windows Throughout The Home
- Abundance Of Natural Light Throughout
- Brand New Kitchen With Modern Units
- Two Double Bedrooms & Versatile Single
- Brand New Family Bathroom
- Private Rear Garden With Versatile Garden Room / Home Office / Gym





ENTRANCE HALLWAY

LIVING ROOM

13' 7" x 11' 5" (4.14m x 3.49m)

KITCHEN / DINING AREA

17' 6" x 8' 1" (5.34m x 2.47m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 7" x 11' 2" (3.53m x 3.40m)

BEDROOM TWO

10' 3" x 9' 9" (3.12m x 2.97m)

BEDROOM THREE

7' 9" x 7' 5" (2.35m x 2.25m)

BATHROOM

6' 5" x 5' 8" (1.95m x 1.73m)

TOTAL SQUARE FOOTAGE

81.0 sq.m (876 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

GARDEN ROOM

11' 5" x 7' 5" (3.49m x 2.25m)



ITEMS INCLUDED IN THE SALE

Free-standing cooker, extractor, washing machine, all carpets and all light fittings.

ADDITIONAL INFORMATION

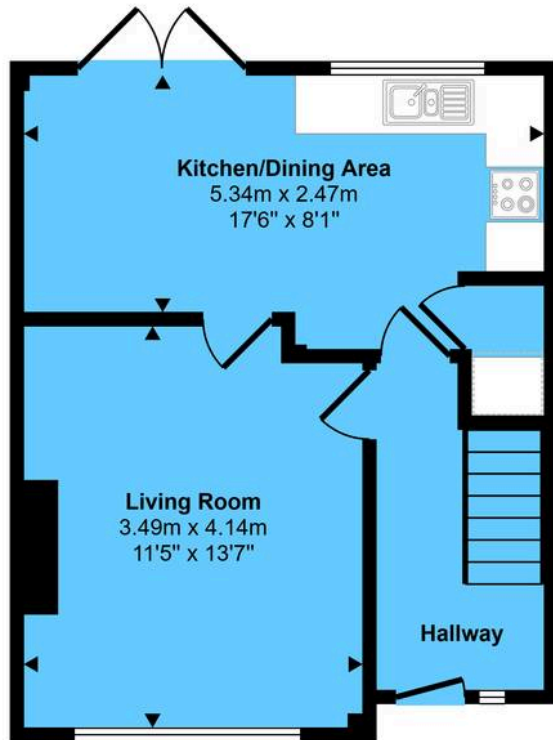
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

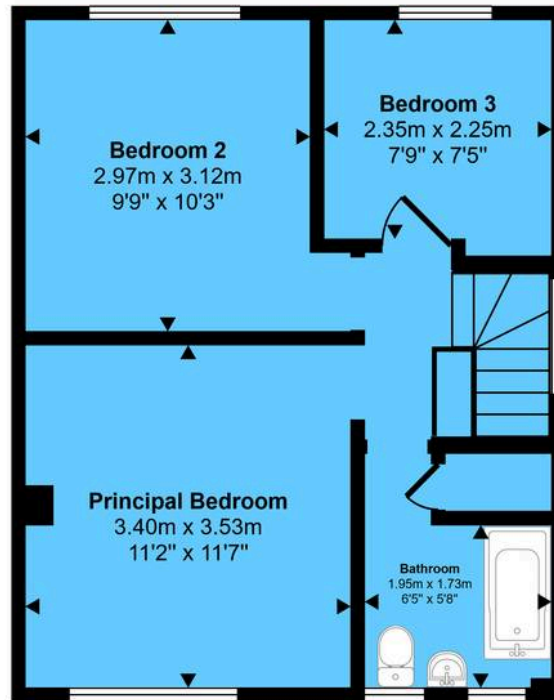
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
81 sq m / 876 sq ft




Ground Floor
Approx 36 sq m / 384 sq ft



First Floor
Approx 38 sq m / 407 sq ft



Garden Room
Approx 8 sq m / 84 sq ft

 Denotes head height below 1.5m

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.

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