



Middlewood Close, Solihull

Offers Over £415,000





PROPERTY OVERVIEW

This impressive four bedroom town house is set within a quiet cul-de-sac, perfectly positioned close to local amenities and highly regarded schools. Arranged over three well proportioned floors, the property is accessed via a welcoming entrance hallway that includes a convenient guest cloakroom. The ground floor offers a spacious and versatile office, ideal for working from home, alongside an open plan kitchen and dining area that enjoys views of the rear garden. On the first floor, you will find a delightful additional living room featuring a Juliet balcony (providing an abundance of natural light), a generously sized bedroom, and a modern family bathroom. The second floor comprises three further bedrooms, including a large principal bedroom that benefits from a private en-suite shower room, making it an ideal retreat. The remaining bedrooms are well proportioned and offer flexibility for family living, home office, or guest accommodation. Outside enjoys a private low maintenance rear garden. The property also includes two allocated parking spaces (providing convenience for residents and visitors). Presented in excellent condition throughout, this home offers a fantastic opportunity for families or professionals seeking spacious and flexible accommodation in a sought after location. Early viewing is highly recommended to fully appreciate the quality and versatility that this wonderful townhouse 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

- Well Presented Four Bedroom Town House
- Set On A Quiet Cul-De-Sac
- Close To All Local Amenities & Schools
- Set Over Three Well Proportioned Floors
- Open Plan Kitchen / Dining Area
- Versatile Office & Large Living Room
- Four Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Two Allocated Parking Spaces



ENTRANCE HALLWAY

WC

OFFICE

8' 8" x 11' 1" (2.65m x 3.38m)

KITCHEN & DINING AREA

16' 5" x 11' 7" (5.00m x 3.52m)

FIRST FLOOR

LIVING ROOM

16' 6" x 11' 2" (5.04m x 3.40m)

BEDROOM FOUR

10' 7" x 8' 5" (3.22m x 2.57m)

BATHROOM

5' 5" x 8' 5" (1.64m x 2.57m)

SECOND FLOOR

PRINCIPAL BEDROOM

16' 5" x 9' 5" (5.01m x 2.87m)

ENSUITE

4' 6" x 6' 9" (1.36m x 2.05m)

BEDROOM TWO

8' 4" x 10' 11" (2.54m x 3.34m)

BEDROOM THREE/DRESSING ROOM

7' 9" x 7' 0" (2.35m x 2.13m)

TOTAL SQUARE FOOTAGE

121.0 sq.m (1305 sq.ft) approx.



TWO ALLOCATED PARKING SPACES

PRIVATE LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor and All Carpets, Curtains, Blinds and Light Fittings.

ADDITIONAL INFORMATION

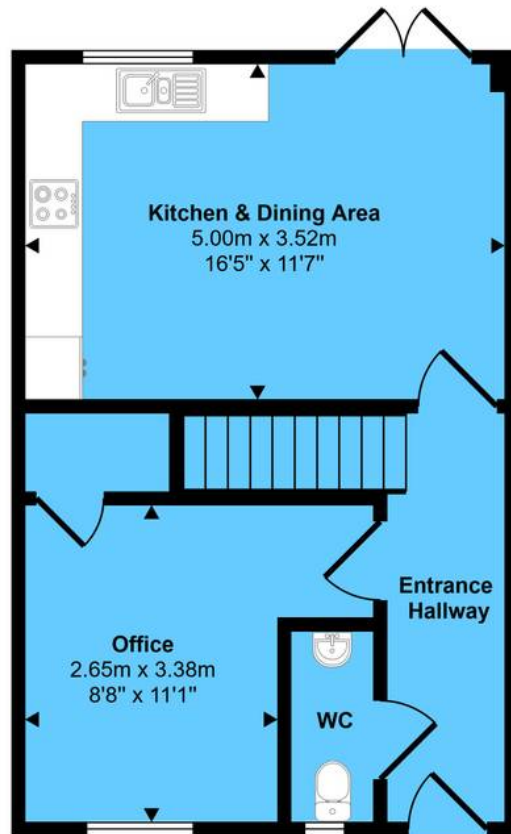
Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – boarded.

INFORMATION FOR POTENTIAL BUYERS

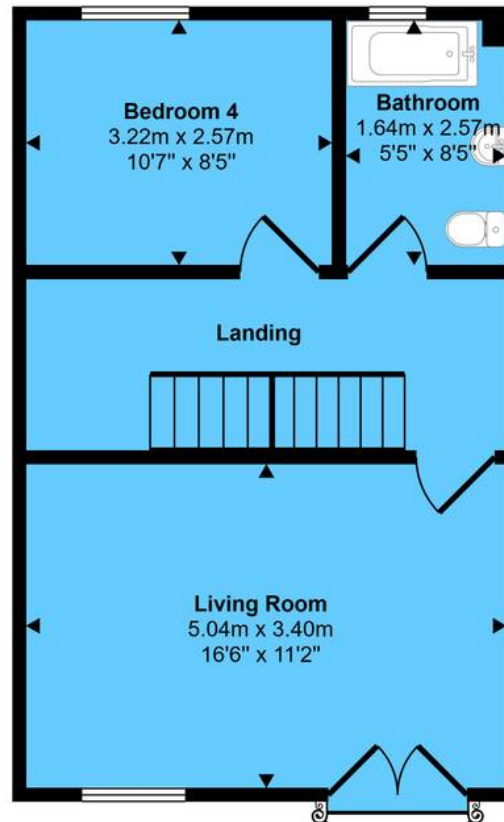
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



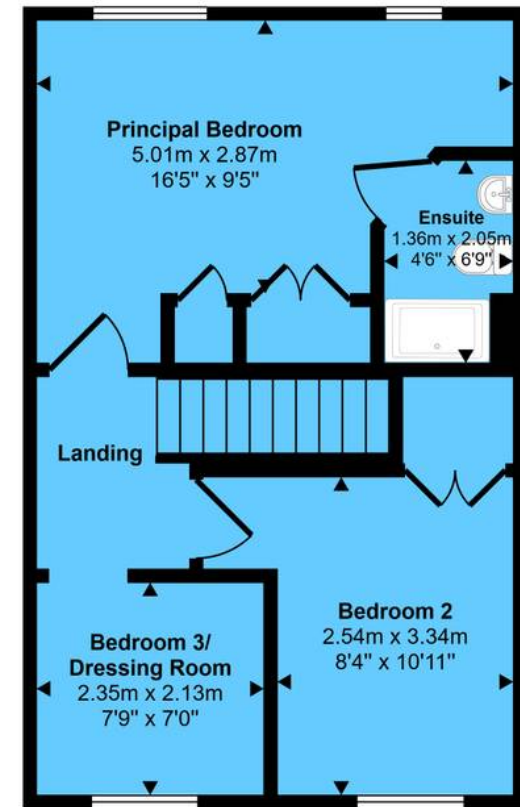
Approx Gross Internal Area
121 sq m / 1305 sq ft



Ground Floor
Approx 40 sq m / 432 sq ft



First Floor
Approx 41 sq m / 437 sq ft



Second Floor
Approx 40 sq m / 436 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.

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