



Bourton Road, Solihull

Guide Price **£485,000**





PROPERTY OVERVIEW

This well presented three bedroom semi-detached family home is situated on a sought after road in Solihull, offering convenient access to excellent local amenities and reputable schools. The property is characterised by an abundance of natural light throughout, creating a welcoming and airy atmosphere in every room. Upon entering, you are greeted by a spacious entrance hallway that leads to the principal living areas. The newly refitted kitchen features integrated appliances and ample work space, making it ideal for both every-day cooking and entertaining. The spacious living room flows seamlessly into a bright and generous conservatory, which enjoys views over the rear garden and provides an ideal space for relaxation or family gatherings. A formal dining room offers a dedicated setting for meals and special occasions, while a guest cloakroom and practical utility room enhance the home's functionality. The property also benefits from a single garage, providing secure storage or parking. Upstairs, there are three well proportioned bedrooms, including two comfortable doubles and a versatile single that could be used as a bedroom, home office, or nursery. All bedrooms are served by a modern family bathroom fitted with quality fixtures.



Outside enjoys a beautiful rear garden with establish borders and patio seating area. Additional features include a driveway with space for multiple vehicles, ensuring convenience for residents and visitors alike. This attractive family home combines practical living spaces with tasteful presentation, making it an ideal choice for those seeking comfort and convenience in a prime Solihull location. Early viewing is highly recommended to fully appreciate all that this delightful 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: D

Tenure: Freehold



- Well Presented Three Bedroom Semi-Detached Family Home
- Two Spacious Reception Rooms & Delightful Conservatory
- Newly Refitted Kitchen With Integrated Appliances
- Practical Utility Room & Single Garage
- Two Double Bedrooms & Versatile Single
- Large Family Bathroom
- Abundance Of Natural Light Throughout
- Beautiful Rear Garden
- Early Viewing Essential



PORCH

ENTRANCE HALLWAY

DINING ROOM

10' 4" x 15' 6" (3.15m x 4.73m)

LIVING ROOM

11' 5" x 15' 1" (3.48m x 4.60m)

CONSERVATORY

11' 4" x 12' 6" (3.45m x 3.82m)

KITCHEN

7' 9" x 15' 2" (2.36m x 4.63m)

UTILITY

8' 6" x 9' 7" (2.58m x 2.92m)

WC

INTEGRAL GARAGE

7' 5" x 14' 3" (2.26m x 4.35m)

FIRST FLOOR

BEDROOM ONE

11' 6" x 15' 3" (3.50m x 4.65m)

BEDROOM TWO

10' 6" x 15' 8" (3.20m x 4.78m)

BEDROOM THREE

6' 8" x 7' 10" (2.03m x 2.40m)

BATHROOM

7' 11" x 9' 0" (2.42m x 2.75m)

TOTAL SQUARE FOOTAGE

135.0 sq.m (1457 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFUL REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, integrated hob, extractor, Bosch dishwasher, garden shed, all carpets and light fittings and fitted wardrobes in two bedrooms.

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
135 sq m / 1457 sq ft



Ground Floor
Approx 86 sq m / 926 sq ft

First Floor
Approx 49 sq m / 530 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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