



Felton Grove, Solihull

Guide Price £499,950





PROPERTY OVERVIEW

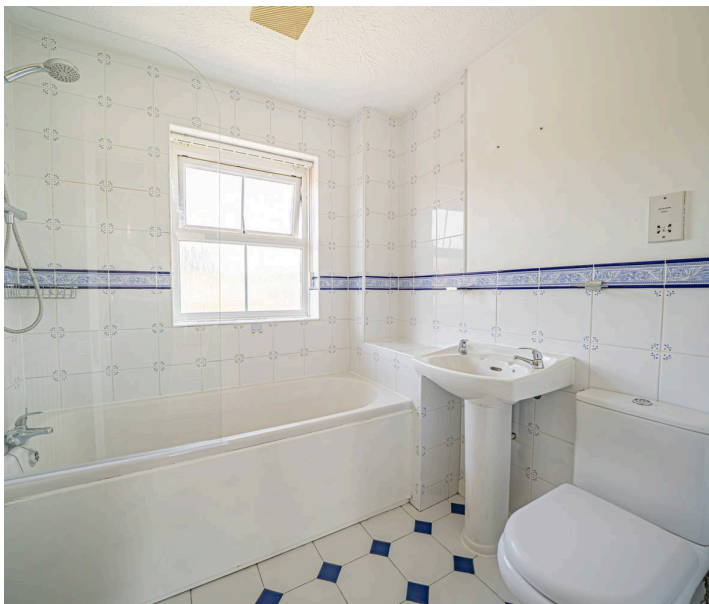
This delightful three bedroom detached family home is offered to the market with NO UPWARD CHAIN and is ideally situated on a quiet cul-de-sac, close to a range of local amenities and within the sought-after Tudor Grange Academy catchment area. The property is characterised by an abundance of natural light throughout, creating a bright and welcoming atmosphere.

Upon entering, you are greeted by a hallway with a guest cloakroom for added convenience. The generous living room is flooded with natural light, providing a comfortable space for relaxation or entertaining.

To the rear of the property, the open-plan kitchen and dining room has been thoughtfully extended to create an additional versatile seating area, perfect for family gatherings or enjoying views of the garden.

Upstairs, you will find two well-proportioned double bedrooms and a versatile single bedroom, all serviced by a modern family bathroom.

The outside space is equally impressive, featuring a private rear garden that offers a tranquil retreat for outdoor dining, gardening, or simply unwinding in the fresh air. The garden is mainly laid to lawn, with a patio area that is ideal for summer barbecues or morning coffee.





To the front of the property, there is a driveway offering ample off-road parking and leading to a single garage, which provides additional storage or secure parking.

This home successfully combines comfortable family living with practical outdoor space, making it an excellent choice for those seeking a peaceful yet well-connected location. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

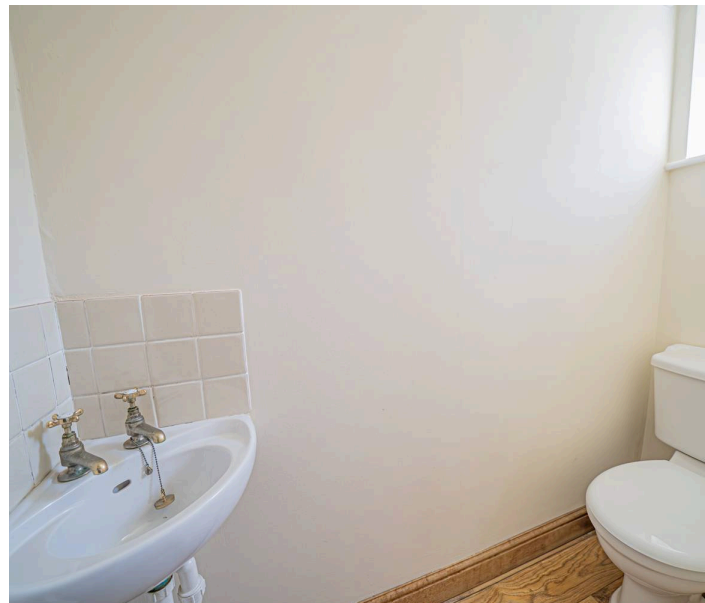
PROPERTY LOCATION

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: D

Tenure: Freehold

- Delightful Three Bedroom Detached Family Home
- NO UPWARD CHAIN
- Tudor Grange Academy Catchment Area
- Quiet Cul-De-Sac Close To All Local Amenities
- Thoughtfully Extended Kitchen / Dining Room
- Two Double Bedrooms & Versatile Single
- Private Rear Garden
- Driveway & Single Garage





ENTRANCE HALLWAY

WC

LIVING ROOM

16' 3" x 14' 6" (4.96m x 4.42m)

KITCHEN

14' 8" x 8' 6" (4.46m x 2.59m)

DINING ROOM

12' 5" x 7' 3" (3.79m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 4" x 8' 3" (3.45m x 2.51m)

BEDROOM TWO

9' 9" x 8' 3" (2.98m x 2.51m)

BEDROOM THREE

6' 6" x 6' 3" (1.97m x 1.91m)

BATHROOM

6' 2" x 6' 2" (1.89m x 1.89m)

TOTAL SQUARE FOOTAGE

87.0 sq.m (940 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 7" x 7' 11" (5.05m x 2.41m)

DRIVEWAY PARKING

GARDEN

PATIO AREA



ITEMS INCLUDED IN THE SALE

Belling integrated oven, Lamona integrated hob, Whirlpool extractor, all carpets, all blinds, all light fittings, built-in wardrobes in one bedroom and electric garage door.

ADDITIONAL INFORMATION

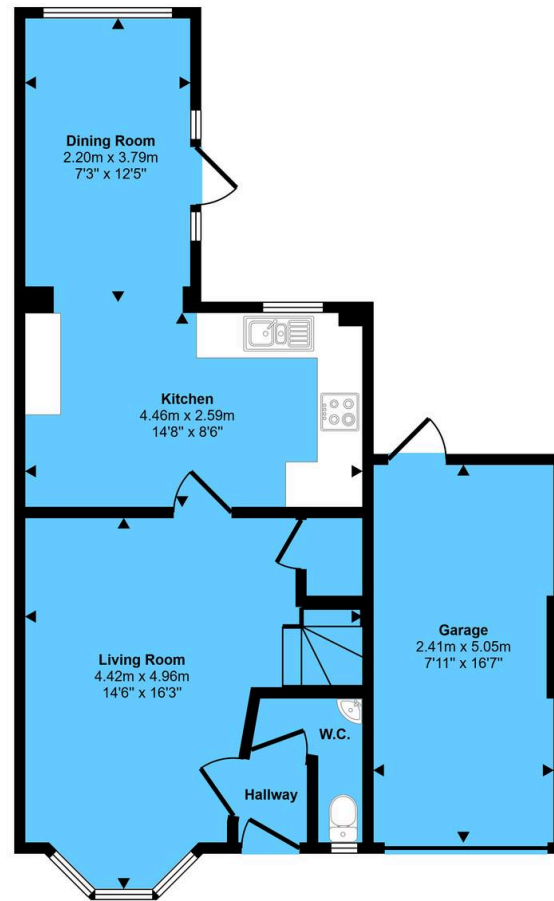
Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

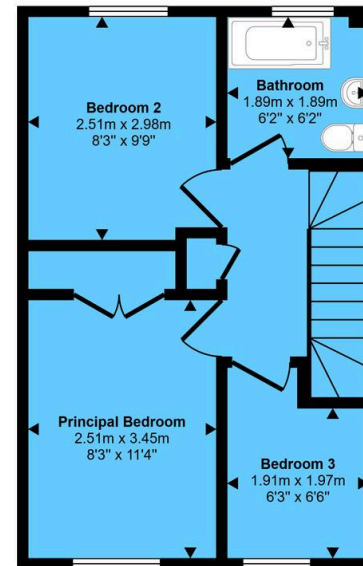
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
87 sq m / 940 sq ft



Ground Floor
Approx 54 sq m / 586 sq ft



First Floor
Approx 33 sq m / 354 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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