



Berkswell Close, Solihull

Guide Price **£485,000**





PROPERTY OVERVIEW

This well-maintained two bedroom detached bungalow offers an exceptional opportunity for those seeking a home in a quiet and sought-after residential area, with the added benefit of no upward chain. The property has been thoughtfully remodelled to create a contemporary open-plan layout, seamlessly connecting the spacious living and dining areas, which are flooded with natural light thanks to generous windows and a carefully considered orientation. The well-appointed and modern kitchen is positioned conveniently off the main living space and combines practicality with contemporary elegance, suitable for everyday living and entertaining. Further enhancing everyday comfort, the property benefits from air conditioning. The principal bedroom is a true retreat, offering ample space and featuring a spacious en-suite shower room for added privacy and comfort. The second bedroom is equally versatile, ideal for use as a guest room, home office or hobby space, depending on your needs. A well-proportioned family bathroom serves the remainder of the accommodation. Additional features include a spacious and inviting entrance hallway offering easy access to the living areas, bedrooms and bathrooms. The property has a practical layout, as well as plenty of storage options throughout.





There is an abundance of natural light in every room, creating a bright and inviting atmosphere that enhances the sense of space. Combined with the air conditioning, this creates a comfortable living environment throughout the year. For convenience, there is a block paved driveway to the front of the property, offering off road parking (a valuable asset in this location). An attractive ornamental front garden enhances the property's kerb appeal, while a discreet block paved ramp provides easy access to the front door. The south-westerly facing rear garden is designed for low maintenance. Fully enclosed, safe and private, it has been thoughtfully landscaped to offer a balance of outdoor entertaining space and attractive planting, creating an inviting setting for both relaxation and social gatherings. A useful damp-proof, purpose-built outbuilding, accessible from both the front of the property and the rear garden, provides excellent additional storage and is ideal for housing a mobility scooter, bicycles, or gardening equipment. This bungalow is ideally suited to downsizers, professionals or small families looking for a move-in-ready home in a peaceful setting, with easy access to local amenities, transport links and reputable schools. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer in this desirable detached bungalow.





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-Maintained Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- With Air Conditioning
- Spacious Living / Dining Room
- Abundance Of Natural Light Throughout
- Principal Bedroom With Spacious En-Suite
- Low Maintenance & Landscaped South-Westerly Facing Rear Garden
- Damp-Proof, Purpose-Built Outbuilding
- Driveway For Off Road Parking & Ornamental Front Garden
- Set On A Quiet & Sought-After Road



ENTRANCE HALLWAY

LIVING / DINING ROOM

30' 7" x 11' 1" (9.31m x 3.38m)

KITCHEN

14' 6" x 7' 2" (4.43m x 2.18m)

PRINCIPAL BEDROOM

11' 5" x 10' 2" (3.49m x 3.09m)

ENSUITE

7' 3" x 5' 10" (2.22m x 1.77m)

BEDROOM TWO

10' 11" x 7' 10" (3.34m x 2.38m)

BATHROOM

8' 1" x 5' 7" (2.46m x 1.71m)

TOTAL SQUARE FOOTAGE

84.0 sq.m (908 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH WESTERLY FACING LANDSCAPED GARDEN

DAMP-PROOF PURPOSE-BUILT OUTBUILDING

Perfect for storing a mobility scooter, bicycles and/or gardening equipment. Access from both the front of the property and the rear garden.

ITEMS INCLUDED IN THE SALE

Hisense integrated oven, Schott Ceran integrated hob, Elica extractor, Hisense microwave, Beko fridge/freezer, Zanussi dishwasher, Beko washing machine, Beko tumble dryer, all carpets, all blinds, all light fittings, wardrobes in both bedrooms and air conditioning unit.



ADDITIONAL INFORMATION

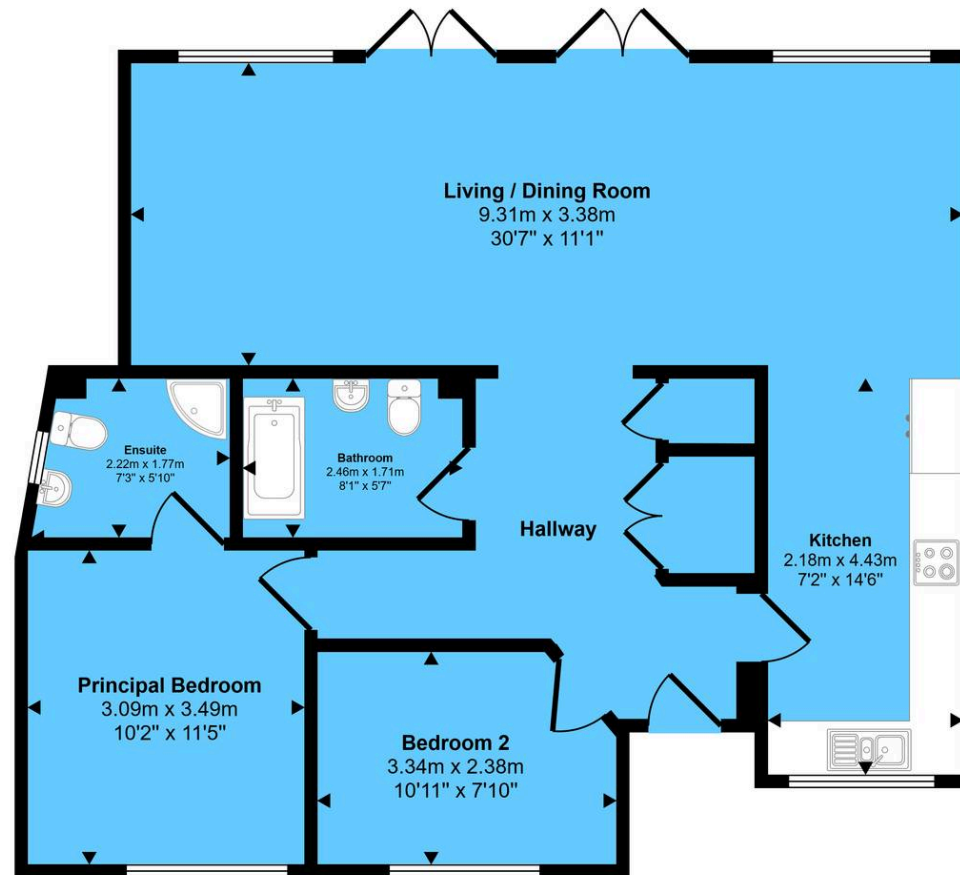
Services - direct mains water (with water meter), sewers and electricity. Broadband - cable.

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
84 sq m / 908 sq ft



Ground Floor

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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