



**Emscote Green, Solihull**

Guide Price **£450,000**





## PROPERTY OVERVIEW

This spacious four bedroom mid-terrace family home is perfectly positioned on a quiet cul-de-sac, offering a peaceful setting while remaining close to local amenities and within walking distance of highly regarded schools.

The property is accessed via a welcoming entrance hallway that includes a convenient guest cloakroom, ideal for busy family life. The spacious living room is flooded with natural light, creating a warm and inviting atmosphere for relaxation and entertaining. Adjacent to the living area is a large dining room, providing ample space for family meals and gatherings. The fitted kitchen features generous work surfaces and plenty of storage, making it a practical and enjoyable space for preparing meals.

Upstairs, you will find four generously sized bedrooms, each offering comfortable accommodation for family members or guests. These are all served by a large family bathroom, thoughtfully designed to meet the needs of a growing household.

The outside space is equally appealing, with a private rear garden that provides a safe and secluded area for children to play or for adults to enjoy outdoor dining and relaxation. The garden is easily accessible from the main living areas, making it perfect for seamless indoor-outdoor living.





To the front of the property, a driveway offers off-street parking and leads to a single garage, providing secure storage for vehicles, bicycles, or additional household items. The cul-de-sac location ensures minimal traffic, enhancing the sense of privacy and community, while mature planting and fencing add to the overall feeling of seclusion.

This home presents an excellent opportunity for families seeking generous living space, convenient amenities, and a welcoming outdoor environment.

#### 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

- Spacious Four Bedroom Mid-Terrace Family Home
- Tudor Grange Academy Catchment Area
- Set On A Quiet Cul-De-Sac Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Four Generously Sized Bedrooms
- Private Rear Garden & Large Driveway
- Scope For Extension Subject To Planning Permission
- Early Viewing Essential





#### **ENTRANCE PORCH**

#### **WC**

#### **LIVING ROOM**

18' 4" x 12' 0" (5.59m x 3.67m)

#### **DINING ROOM**

12' 5" x 9' 8" (3.78m x 2.94m)

#### **KITCHEN**

12' 4" x 10' 5" (3.76m x 3.18m)

#### **UTILITY ROOM**

8' 0" x 5' 9" (2.45m x 1.74m)

#### **INTEGRAL GARAGE**

16' 9" x 8' 3" (5.11m x 2.51m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 6" x 10' 7" (4.42m x 3.22m)

#### **BEDROOM TWO**

12' 1" x 9' 9" (3.69m x 2.98m)

#### **BEDROOM THREE**

14' 2" x 7' 10" (4.33m x 2.40m)

#### **BEDROOM FOUR**

10' 3" x 7' 11" (3.13m x 2.41m)

#### **BATHROOM**

8' 0" x 7' 0" (2.45m x 2.14m)

#### **TOTAL SQUARE FOOTAGE**

131.0 sq.m (1415 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Free-standing cooker, dishwasher, all carpets, some curtains, all blinds, some light fittings and fitted wardrobes in three bedrooms.

#### **ADDITIONAL INFORMATION**

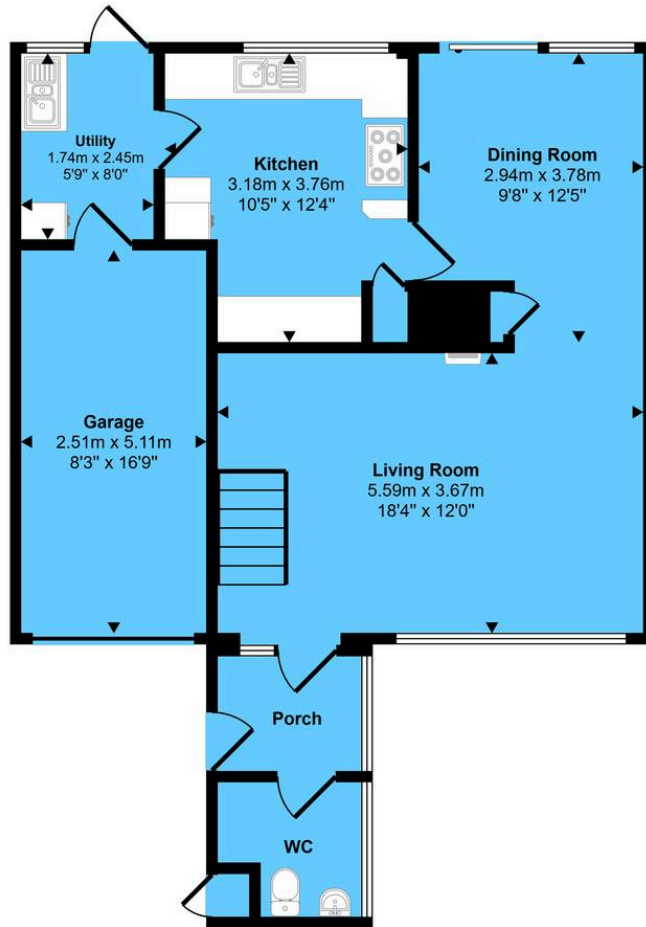
Services - direct mains water, sewers and electricity.

#### **INFORMATION FOR POTENTIAL BUYERS**

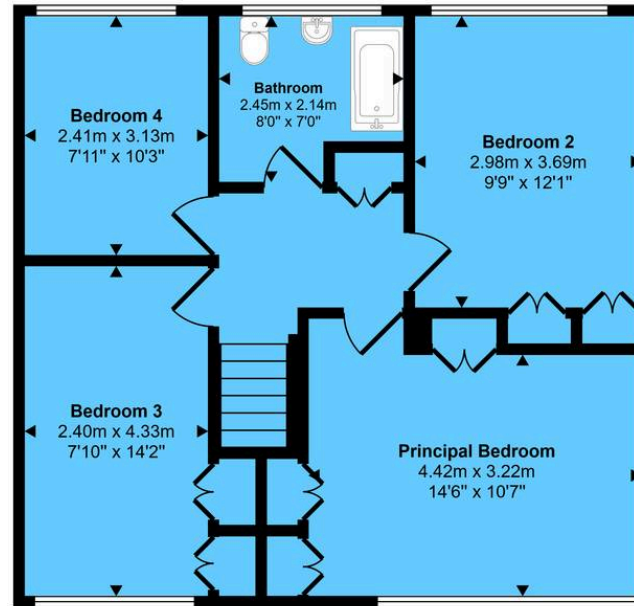
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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  
131 sq m / 1415 sq ft



Ground Floor  
Approx 70 sq m / 751 sq ft



First Floor  
Approx 62 sq m / 663 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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