



Sambourn Close, Solihull

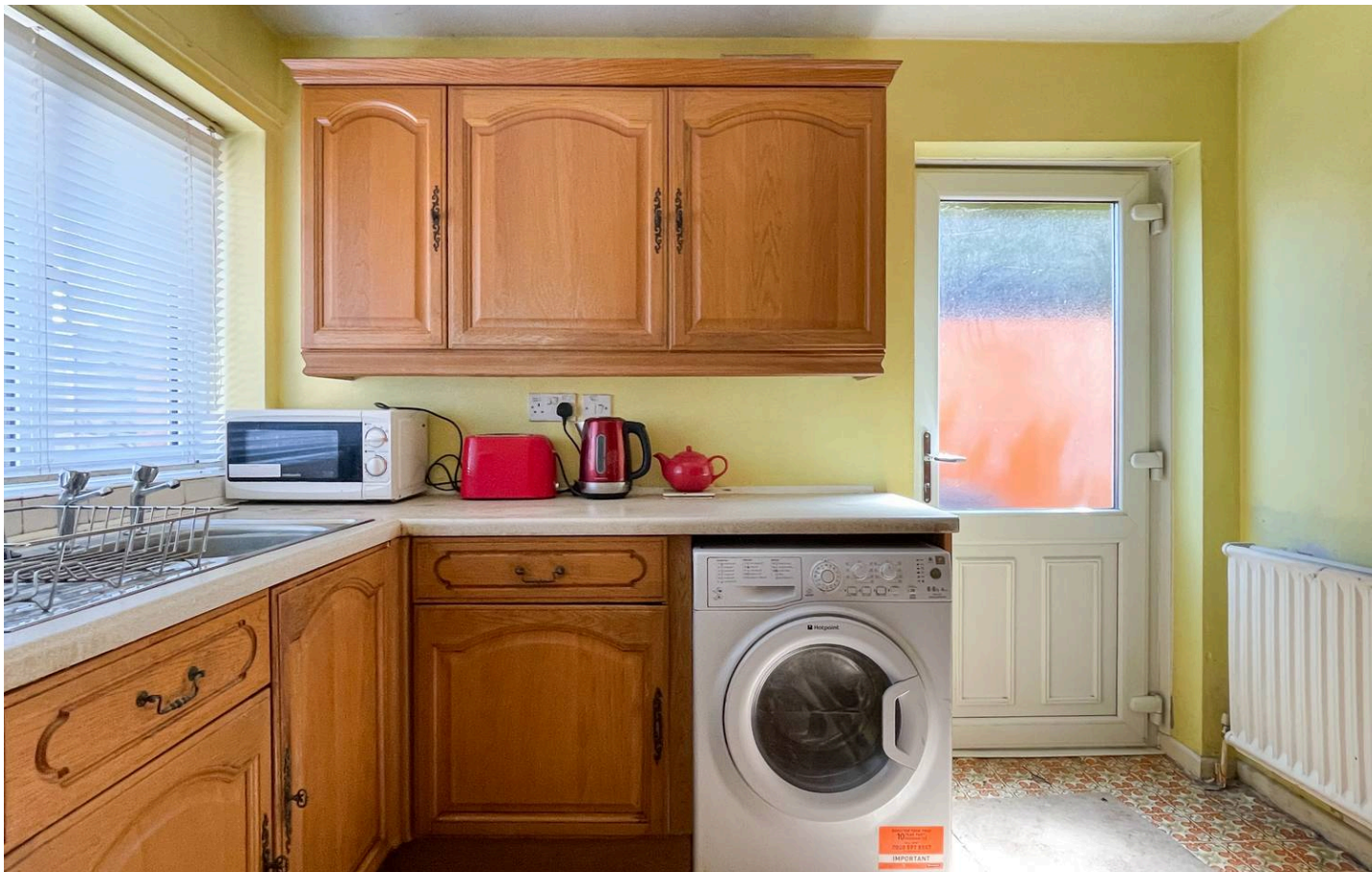
Guide Price £395,000





PROPERTY OVERVIEW

This three bedroom detached family home is situated on a quiet and highly sought after road, conveniently close to local amenities and reputable schools, making it an ideal choice for families seeking both comfort and convenience. Offered to the market with no upward chain, the property presents an excellent opportunity for those looking to refurbish or extend (subject to the necessary planning permissions), allowing you to tailor the space to suit your personal requirements. Upon entering, you are welcomed by a spacious entrance hallway that features a guest cloakroom and ample storage space, perfect for coats, shoes, and every-day essentials. The heart of the home is the large open plan living and dining room, which benefits from an abundance of natural light and offers excellent views of the rear garden, creating a bright and inviting atmosphere for both relaxing and entertaining. The fitted kitchen is positioned to the front of the property and is well designed for practical day-to-day use. Upstairs, you will find three generously sized double bedrooms, each offering ample space for furnishings and storage, and all serviced by a large family bathroom that is well appointed for busy households.



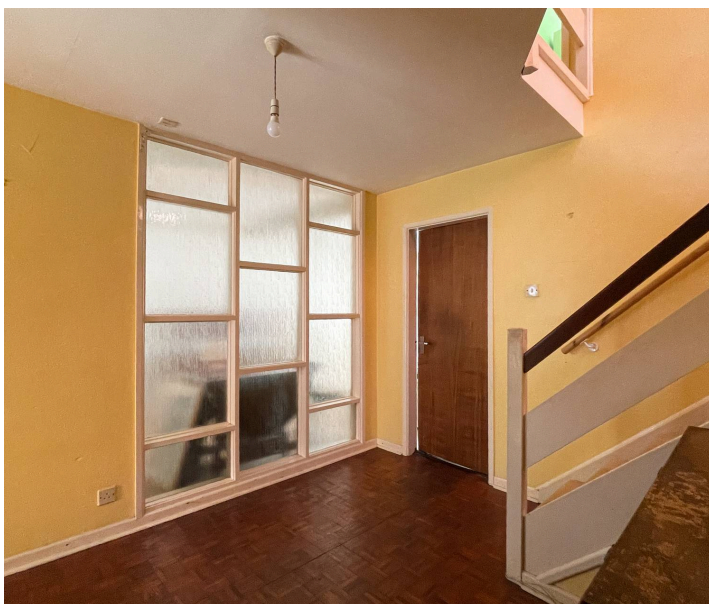
Outside the property enjoys a private well maintained south facing rear garden. Additional benefits include a driveway providing off-road parking for multiple vehicles, which leads to a single garage, offering further storage or secure parking. This substantial home represents a rare opportunity to acquire a property with such potential in this desirable location, and early viewing is highly recommended to fully appreciate all that is on 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



- Delightful Three Bedroom Detached Family Home
- NO UPWARD CHAIN
- Scope For Extension Subject To Planning Permission
- Great Location Close To All Local Amenities & Schools
- Large Open Plan Living & Dining Room
- Three Generously Sized Bedrooms
- Private South Facing Rear Garden
- Driveway Leading To Single Garage
- Early Viewing Essential



PORCH

ENTRANCE HALLWAY

8' 11" x 14' 8" (2.72m x 4.47m)

WC

LIVING & DINING ROOM

19' 9" x 17' 11" (6.01m x 5.46m)

KITCHEN

7' 5" x 9' 9" (2.26m x 2.98m)

FIRST FLOOR

BEDROOM ONE

10' 4" x 15' 11" (3.16m x 4.84m)

BEDROOM TWO

11' 10" x 11' 10" (3.60m x 3.61m)

BEDROOM THREE

9' 1" x 10' 9" (2.76m x 3.27m)

BATHROOM

7' 4" x 6' 2" (2.23m x 1.89m)

OUTSIDE THE PROPERTY

GARAGE

7' 3" x 16' 8" (2.22m x 5.07m)

TOTAL SQUARE FOOTAGE

114.0 sq.m (1228 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE WELL MAINTAINED REAR GARDEN

**ITEMS INCLUDED IN THE SALE**

Aquarius washing machine, garden shed and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - no connection.

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.

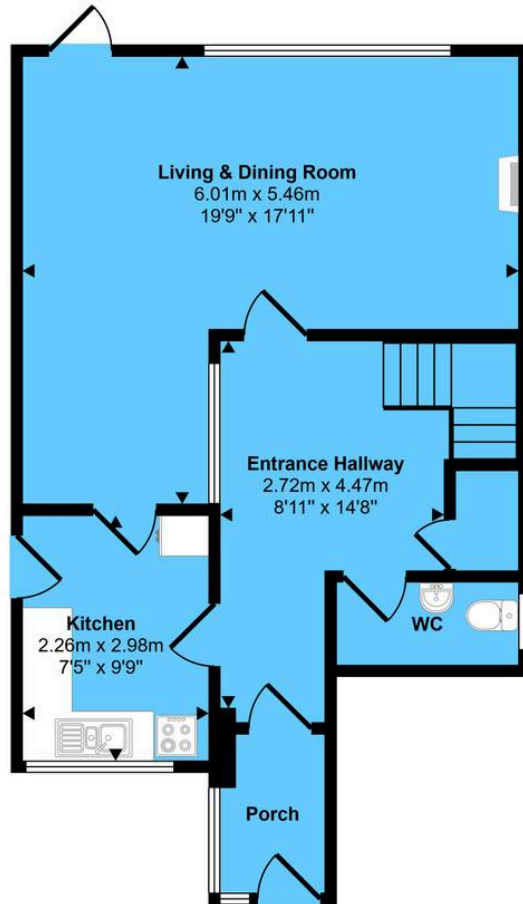
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

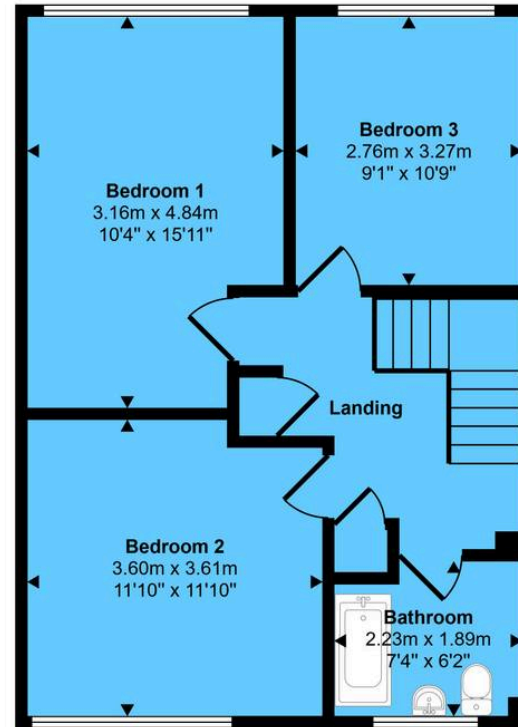
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



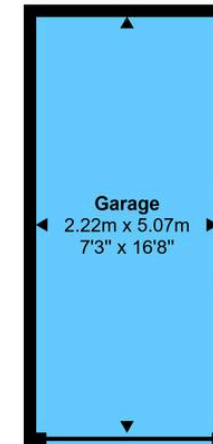
Approx Gross Internal Area
114 sq m / 1228 sq ft



Ground Floor
Approx 51 sq m / 551 sq ft



First Floor
Approx 52 sq m / 556 sq ft



Garage
Approx 11 sq m / 121 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

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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