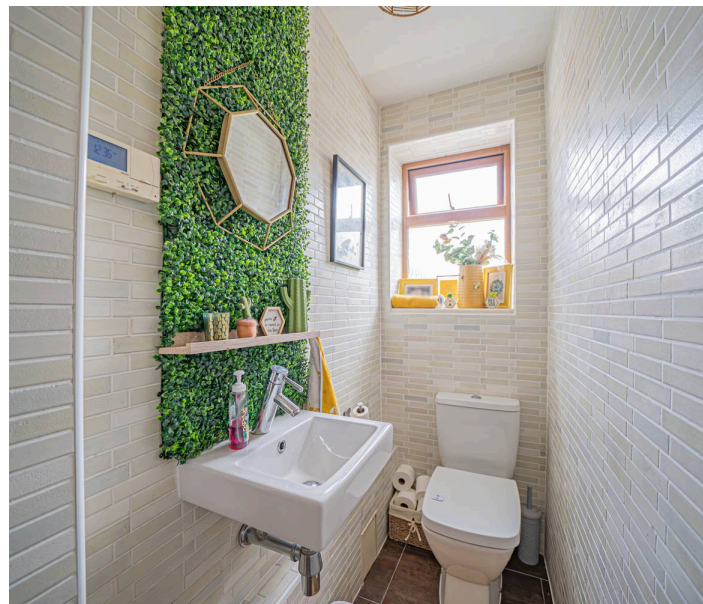




St. Peters Lane, Bickenhill

Guide Price £495,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached family home is situated in a wonderful rural location on a quiet road, offering an ideal blend of peaceful living with convenient access to Birmingham Airport and other amenities. The property welcomes you through an entrance hallway, setting the tone for the abundance of natural light that flows throughout the house. The ground floor features two well-proportioned reception rooms, including a large living room perfect for relaxation and a formal dining room complete with a guest cloakroom, ideal for entertaining family and friends. The fitted kitchen is thoughtfully designed and seamlessly connects to a bright and spacious conservatory, providing a versatile space for every-day living and enjoying views of the rear garden. Upstairs, the home boasts three generously sized bedrooms, each offering comfortable accommodation for family members or guests, all serviced by a modern family bathroom with contemporary fixtures and finishes. Practicality is further enhanced by a driveway to the front of the property, providing ample off-road parking for multiple vehicles. This charming home combines rural tranquillity with excellent transport links, making it a superb choice for families seeking space, comfort, and convenience in a sought-after location.



PROPERTY LOCATION

Bickenhill lies within the boundary of Solihull (4 miles away), neighbouring villages include Hampton in Arden, Balsall Common, Knowle (5 miles) and Dorridge. Birmingham Station 1 mile (trains to London from 70 minutes) M42 (J6) 1 miles. Distances and times approximate.

Council Tax band: D

Tenure: Freehold

- Delightful Three Bedroom Semi-Detached Home
- Quiet Rural Location Close To All Local Amenities
- Two Large Reception Rooms
- Fitted Kitchen & Spacious Conservatory
- Three Generously Sized Bedrooms
- Modern Family Bathroom
- Excellent Rear Garden With Large Lawn Section
- Abundance Of Natural Light Throughout
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

LIVING ROOM

12' 5" x 18' 6" (3.79m x 5.64m)

DINING ROOM

10' 6" x 9' 11" (3.19m x 3.02m)

KITCHEN

13' 3" x 7' 4" (4.04m x 2.23m)

CONSERVATORY

9' 0" x 11' 11" (2.75m x 3.64m)





FIRST FLOOR

BEDROOM ONE

10' 2" x 9' 11" (3.09m x 3.03m)

BEDROOM TWO

11' 0" x 7' 0" (3.35m x 2.13m)

BEDROOM THREE

9' 7" x 8' 1" (2.92m x 2.47m)

BATHROOM

5' 2" x 8' 7" (1.57m x 2.61m)

TOTAL SQUARE FOOTAGE

104.0 sq.m (1115 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

EXCELLENT REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, underfloor heating (hallway & dining room), garden shed, all carpets, curtains and blinds and some light fittings.

ADDITIONAL INFORMATION

Services - mains electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

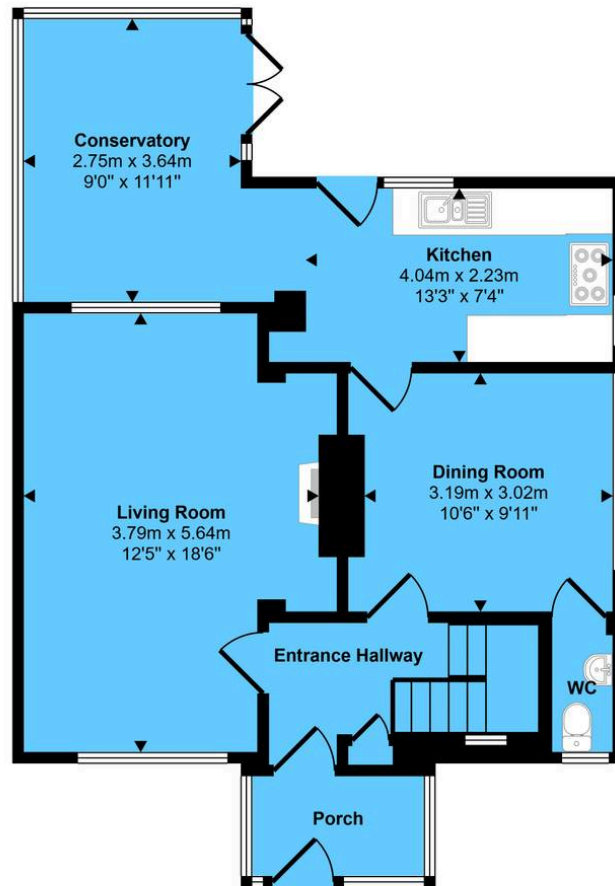
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

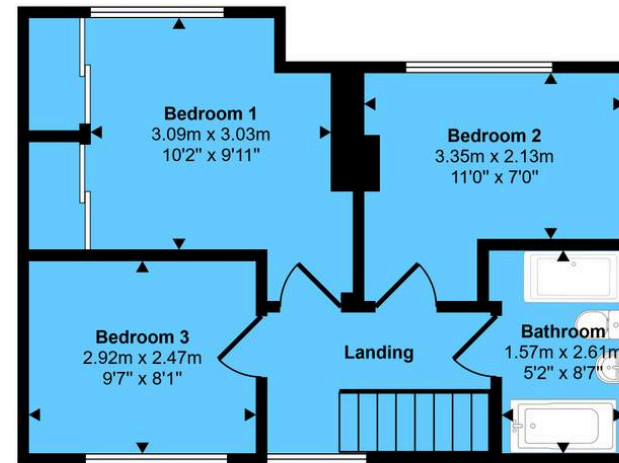
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
104 sq m / 1115 sq ft



Ground Floor
Approx 64 sq m / 688 sq ft



First Floor
Approx 40 sq m / 428 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.

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