



Wellington Grove, Solihull

Guide Price £535,000





PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home is set on a quiet cul-de-sac, ideally positioned close to local amenities and reputable schools. Immaculately maintained throughout, the property welcomes you with a sense of light and space, enhanced by large windows and a thoughtful layout. The ground floor features two spacious reception rooms, including a delightful living room perfect for relaxing or entertaining, and a formal dining room that offers an elegant setting for family meals or gatherings. The fitted kitchen with utility area (which leads to a downstairs shower room and integral garage), is well-appointed and provides ample work space and storage, making it both practical and stylish for every-day use. Upstairs, you will find two generously sized double bedrooms, each designed to offer comfort and tranquillity, along with a versatile single bedroom that could also serve as a home office or nursery depending on your needs. All bedrooms are serviced by a modern family bathroom and separate WC, which is finished to a high standard with contemporary fixtures. Outside the property enjoys a private westerly facing rear garden. To the front of the property, a private driveway offers off-road parking for multiple vehicles and leads to a single garage, providing additional storage or parking options.



The home's high level of presentation, combined with its convenient location and versatile accommodation, makes it an ideal choice for families and professionals alike seeking a move-in ready property in a desirable residential area. Early viewing is highly recommended to fully appreciate the quality and appeal of this exceptional home.

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



- Beautifully Presented Three Bedroom Semi-Detached Home
- Set On A Quiet Cul-De-Sac Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Two Double Bedrooms & Versatile Single



PORCH

HALLWAY

LIVING ROOM

12' 1" x 15' 11" (3.69m x 4.86m)

DINING ROOM

10' 11" x 12' 7" (3.33m x 3.83m)

KITCHEN

7' 7" x 8' 8" (2.31m x 2.63m)

UTILITY

8' 6" x 11' 11" (2.59m x 3.62m)

SHOWER ROOM

4' 5" x 4' 6" (1.34m x 1.37m)

INTEGRAL GARAGE

8' 5" x 15' 3" (2.57m x 4.66m)

FIRST FLOOR

BEDROOM ONE

8' 10" x 16' 7" (2.68m x 5.06m)

BEDROOM TWO

9' 11" x 12' 8" (3.01m x 3.85m)

BEDROOM THREE

7' 6" x 8' 10" (2.29m x 2.70m)

BATHROOM

6' 7" x 5' 7" (2.01m x 1.70m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

118.0 sq.m (1266 sq.ft) approx.



ITEMS INCLUDED IN THE SALE

Free standing cooker, all carpets, curtains, blinds and light fittings and car charging point (fitted 2022).

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – FTTP (fibre to the premises). Loft space – 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.

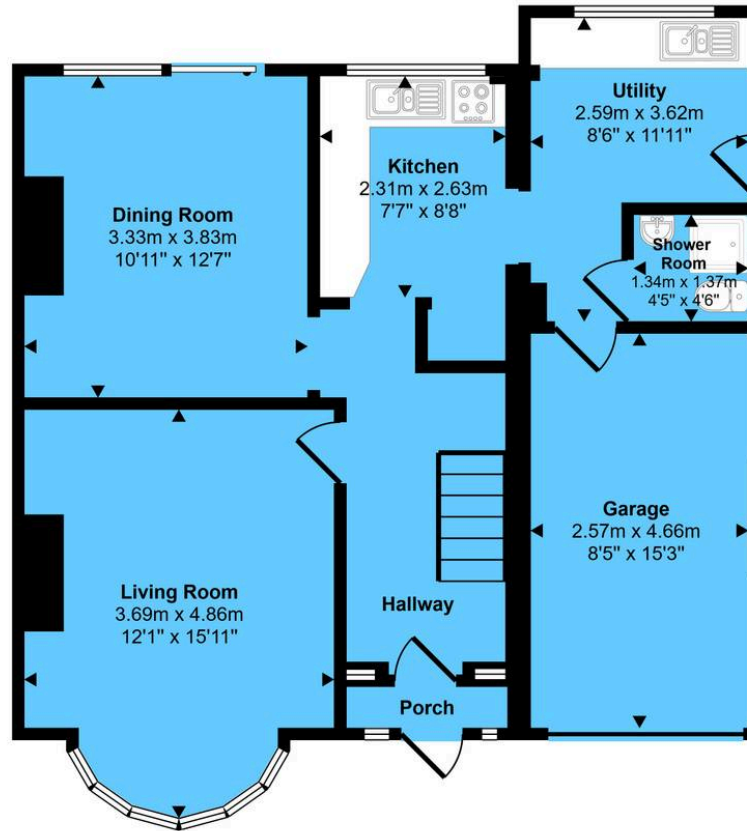
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

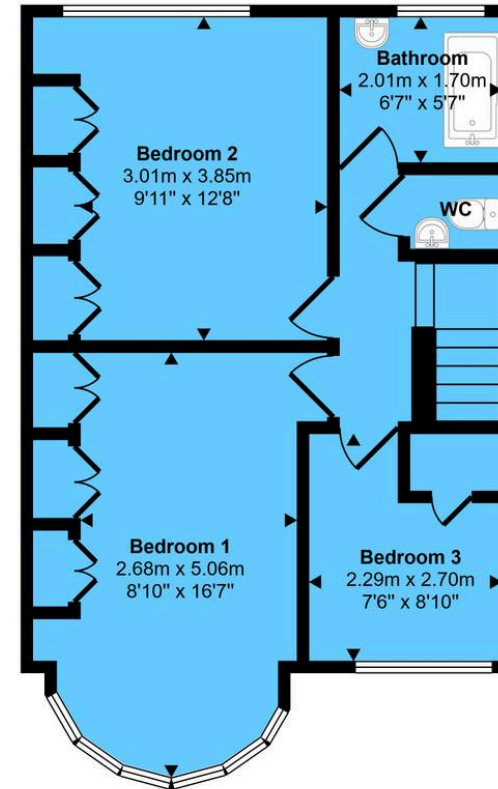
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
118 sq m / 1266 sq ft



Ground Floor
Approx 71 sq m / 766 sq ft



First Floor
Approx 46 sq m / 500 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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