



Chelthorn Way, Solihull

Guide Price £365,000





PROPERTY OVERVIEW

Situated in a quiet cul-de-sac, this charming three-bedroom mid-terrace property presents a fantastic opportunity with NO UPWARD CHAIN, making it an ideal choice for first-time buyers or investors. Set behind a driveway leading to a single garage, this home boasts a convenient location.

The ground floor offers a spacious open plan living/dining room with dual aspects, flooding the space with natural light. A breakfast kitchen provides ample workspace and room for a dining area. Upstairs, three generously sized bedrooms await, with the principal bedroom featuring a dressing area with fitted wardrobes and an ensuite. The remaining bedrooms are serviced by a family bathroom.



Outside, the property features an easterly facing rear garden with a lush lawn and a patio area, perfect for outdoor relaxation. Don't miss the chance to make this property your own and enjoy the comfortable living space it offers.



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: D

Tenure: Freehold



- Three Bedroom Mid-Terrace Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Quiet Cul-De-Sac Location
- Open Plan Living / Dining Room
- Breakfast Kitchen
- Principal Bedroom With Ensuite
- Easterly Facing Rear Garden
- Driveway & Single Garage



LIVING / DINING ROOM
22' 6" x 9' 11" (6.87m x 3.02m)

BREAKFAST KITCHEN
14' 2" x 9' 1" (4.32m x 2.76m)

FIRST FLOOR

PRINCIPAL BEDROOM
10' 7" x 9' 11" (3.23m x 3.02m)

DRESSING AREA

ENSUITE
7' 9" x 4' 4" (2.35m x 1.31m)

BEDROOM TWO
9' 6" x 7' 10" (2.89m x 2.39m)

BEDROOM THREE
9' 9" x 6' 5" (2.97m x 1.96m)

BATHROOM
6' 2" x 6' 1" (1.89m x 1.86m)

TOTAL SQUARE FOOTAGE
Total floor area: 84.0 sq.m. = 904 sq.ft. approx.

OUTSIDE THE PROPERTY

EASTERLY FACING REAR GARDEN

GARAGE
13' 0" x 8' 1" (3.96m x 2.46m)



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and a garden shed.

ADDITIONAL INFORMATION

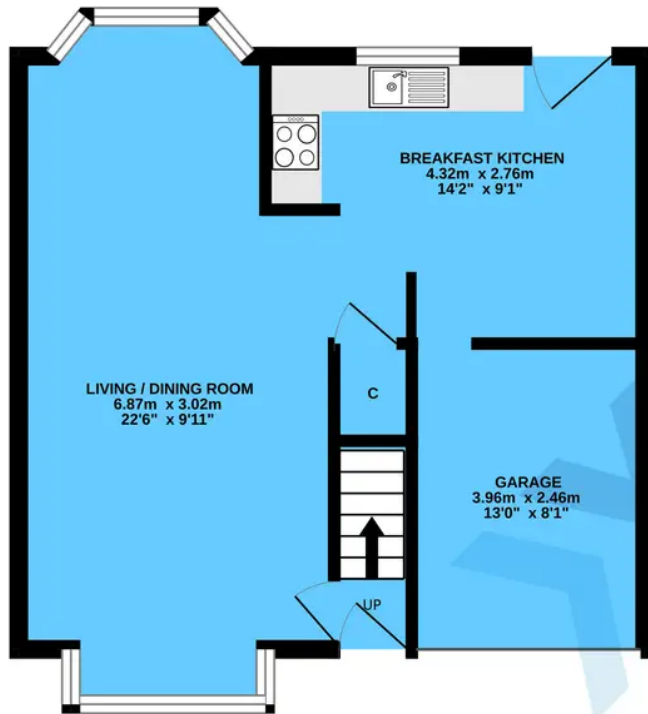
Services - mains gas, electricity and mains sewers.
Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

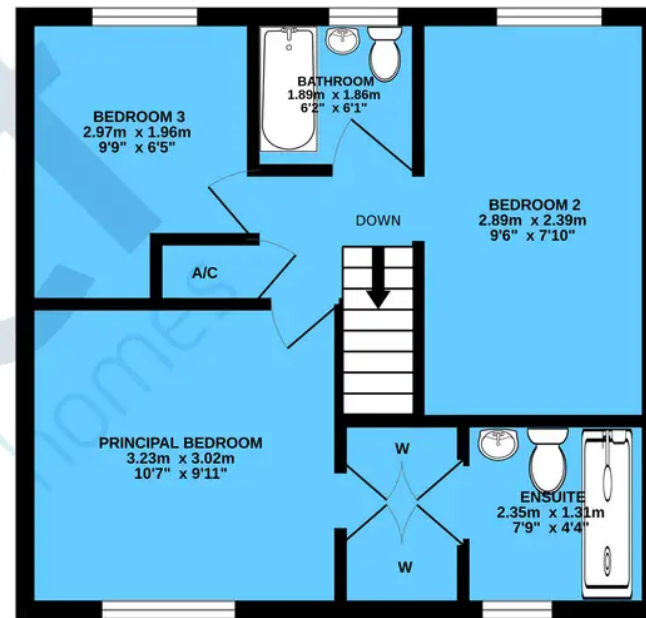
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 84.0 sq.m. (904 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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