



## Branthill Croft, Solihull

Guide Price £285,000





## PROPERTY OVERVIEW

Step into this immaculately presented two bedroom semi-detached property, perfectly poised on a quiet road, offering a serene retreat from the hustle and bustle of every-day life. With NO UPWARD CHAIN, this home presents an ideal opportunity for first-time buyers or investors seeking a hassle-free purchase. Bathed in natural light, this residence boasts a spacious living and dining area seamlessly flowing into an open plan kitchen complete with integrated appliances. The first floor is dedicated to two inviting bedrooms, one of which is a generously sized double featuring fitted wardrobes for ample storage space. Both bedrooms are conveniently serviced by a modern family bathroom. This home exudes a sense of comfort and tranquillity throughout, with its well-maintained interior promising a move-in ready experience. Don't miss the chance to explore the delightful rear garden that perfectly complements this property. Arrange an early viewing to secure your place in this charming abode.





## 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: C

Tenure: Freehold

- Two Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Road
- Living / Dining Room
- Kitchen
- Principal Bedroom With Fitted Wardrobes
- Well-Maintained Rear Garden
- Abundance Of Natural Light Throughout
- Early Viewing Essential





**HALL**

**LIVING/DINING ROOM**

14' 4" x 9' 9" (4.37m x 2.97m)

**KITCHEN**

13' 0" x 5' 10" (3.96m x 1.78m)

**FIRST FLOOR**

**BEDROOM ONE**

11' 2" x 9' 9" (3.40m x 2.97m)

**BEDROOM TWO**

10' 10" x 6' 6" (3.30m x 1.98m)

**BATHROOM**

6' 2" x 5' 6" (1.88m x 1.68m)

**TOTAL SQUARE FOOTAGE**

51 sq.m (549 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING**

#### **REAR GARDEN**

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

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

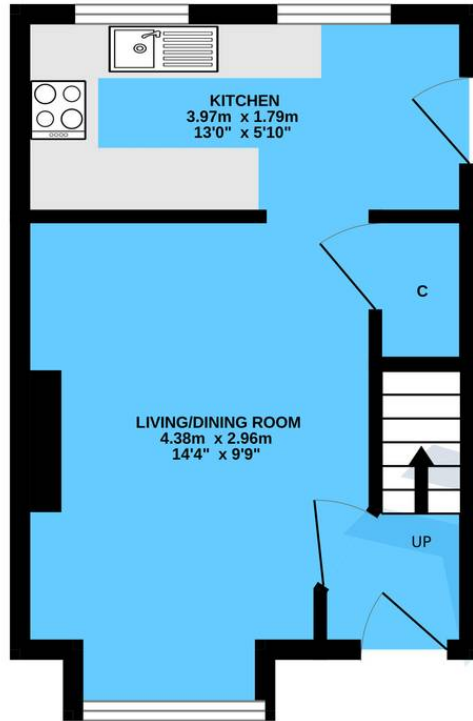
#### **ADDITIONAL INFORMATION**

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

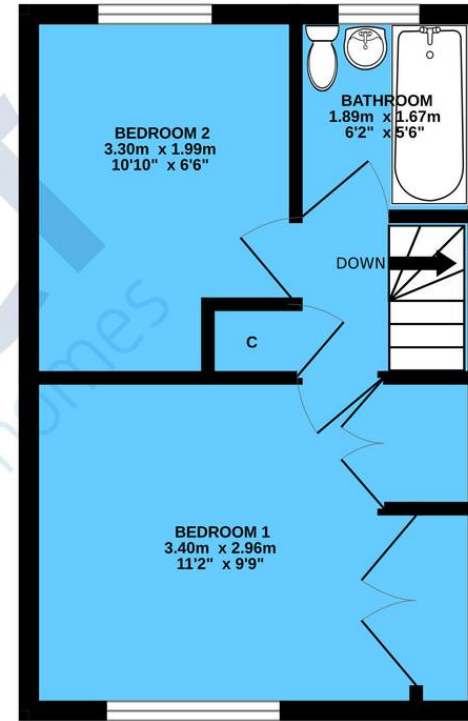
#### **MONEY LAUNDERING REGULATIONS**

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 : 51.0 sq.m. (549 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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