



Baddesley Road, Solihull

Guide Price £280,000





PROPERTY OVERVIEW

Presenting this attractive three-bedroom semi-detached property with the added benefit of NO UPWARD CHAIN. Situated on a tranquil road, this residence is an enticing prospect for first-time buyers or astute investors seeking a well-located property. Upon arrival, a driveway offers convenient off-road parking, leading to the entrance hallway. The ground floor features a spacious living room, a dining room boasting picturesque views over the rear garden, and a fitted kitchen. Ascending to the first floor, three bedrooms await, comprising two doubles and a versatile single, all conveniently served by a family bathroom. Externally, the property boasts a charming rear garden complete with a delightful patio seating area and verdant lawn, ideal for enjoying outdoor activities. With its practical layout, appealing features, and prime location, this property presents an excellent opportunity to step into a comfortable and convenient lifestyle. Contact us today to arrange a viewing and secure your interest in this promising 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

- Three Bedroom Semi-Detached Property
- NO UPWARD CHAIN
- Set On A Quiet Road
- Ideal For First-Time Buyers Or Investors
- Spacious Living Room & Dining Room
- Fitted Kitchen
- Three Bedrooms
- Rear Garden With Patio Seating
- Driveway Providing Off Road Parking





ENTRANCE HALLWAY

LIVING ROOM

16' 5" x 12' 4" (5.00m x 3.76m)

DINING ROOM

10' 6" x 9' 0" (3.20m x 2.74m)

KITCHEN

10' 0" x 9' 8" (3.05m x 2.95m)

FIRST FLOOR

BEDROOM ONE

15' 1" x 10' 8" (4.60m x 3.25m)

BEDROOM TWO

11' 6" x 10' 8" (3.51m x 3.25m)

BEDROOM THREE

8' 10" x 8' 0" (2.69m x 2.44m)

BATHROOM

5' 7" x 4' 11" (1.70m x 1.50m)

SEPARATE WC

5' 7" x 2' 9" (1.70m x 0.84m)

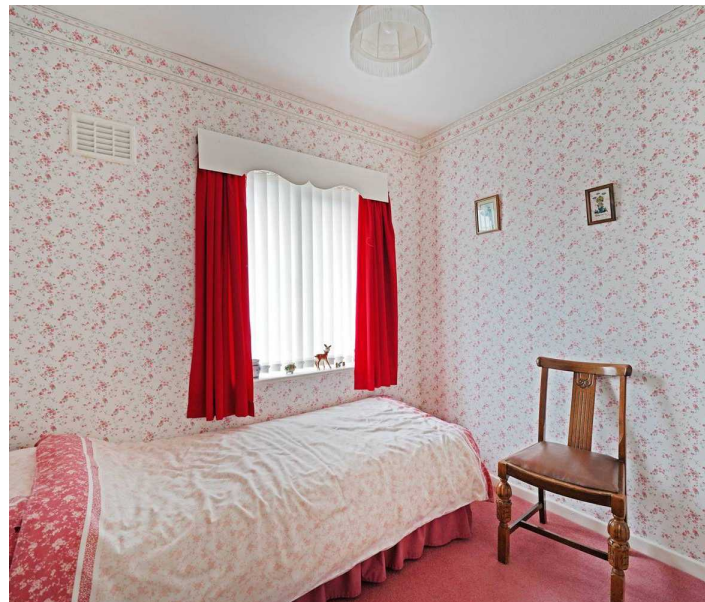
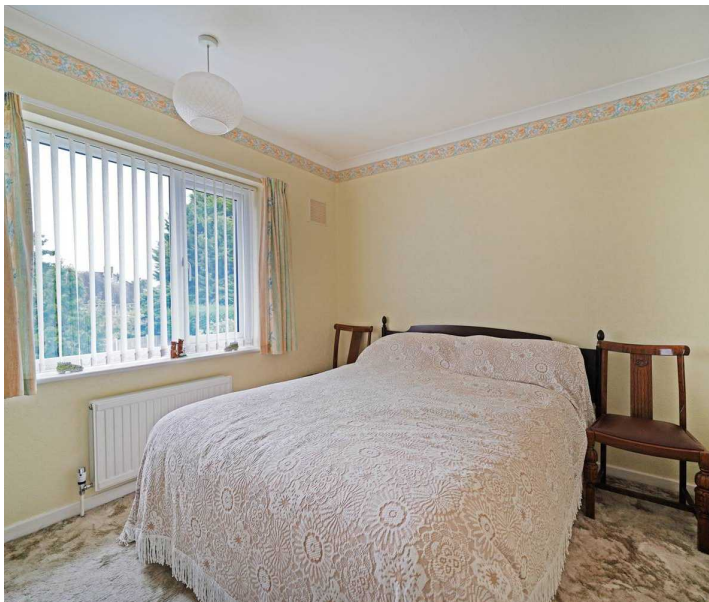
TOTAL SQUARE FOOTAGE

88 sq.m (947 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

REAR GARDEN WITH PATIO SEATING AREA



**ITEMS INCLUDED IN THE SALE**

Zanussi free standing cooker, microwave, Bosch fridge/freezer, Bosch washing machine, all carpets, curtains and light fittings, garden shed and fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

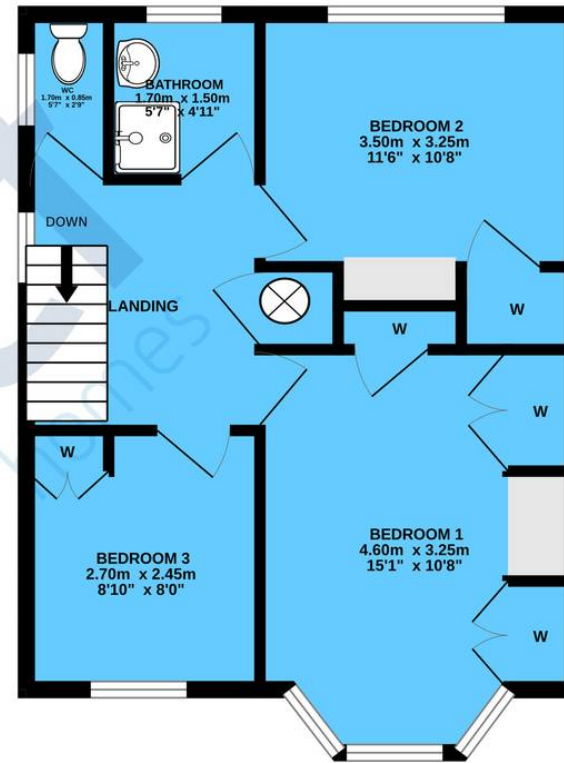
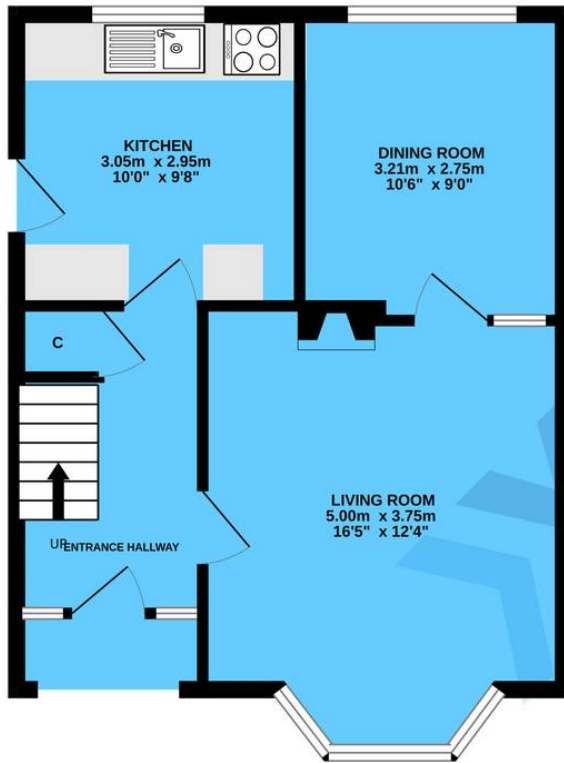
Services - water meter, mains gas, electricity and sewers. Loft space - part boarded.

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 : 88.0 sq.m. (947 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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