



Heath Gardens, Solihull

Guide Price £315,000



PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached property nestled on a quiet and sought-after cul-de-sac, conveniently located just a short distance from Solihull town centre and reputable schools. Perfectly suited for first-time buyers and young families, this property exudes warmth and comfort. Upon arrival, you are greeted by a driveway providing ample parking space for multiple vehicles. Stepping inside, an inviting entrance hallway leads to an open plan kitchen/dining room flooded with natural light, creating a welcoming ambience. The spacious living room offers a versatile space for relaxation and entertainment. The property boasts three bedrooms, including two generous doubles and a single that can easily be transformed into a home office or nursery to suit your lifestyle needs. A well-appointed family bathroom completes the accommodation. Outside, a delightful rear garden awaits, featuring a patio seating area and a lush lawn section, providing a tranquil outdoor oasis. Don't miss the opportunity to make this property your new home sweet 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: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- Set On A Quiet Cul-De-Sac
- Ideal For First-Time Buyers
- Open Plan Kitchen / Dining Room
- Spacious Living Room
- Two Double Bedrooms & Single
- Family Bathroom
- Rear Garden With Patio
- Driveway For Multiple Vehicles





ENTRANCE HALLWAY

LIVING ROOM

13' 3" x 13' 1" (4.05m x 4.00m)

With working open fire

KITCHEN / DINING ROOM

19' 8" x 9' 6" (6.00m x 2.90m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 12' 4" (4.30m x 3.76m)

BEDROOM TWO

13' 0" x 8' 2" (3.95m x 2.50m)

BEDROOM THREE

9' 3" x 7' 5" (2.81m x 2.25m)

BATHROOM

9' 6" x 6' 5" (2.90m x 1.95m)

TOTAL SQUARE FOOTAGE

Total floor area: 80.0 sq.m. = 861 sq.ft. approx.

OUTSIDE THE PROPERTY

A DELIGHTFUL REAR GARDEN

**ITEMS INCLUDED IN SALE**

Rangemaster free standing cooker, Rangemaster extractor, dishwasher, Bush washing machine, all carpets, all blinds, all light fittings, a garden shed and a greenhouse.

ADDITIONAL INFORMATION

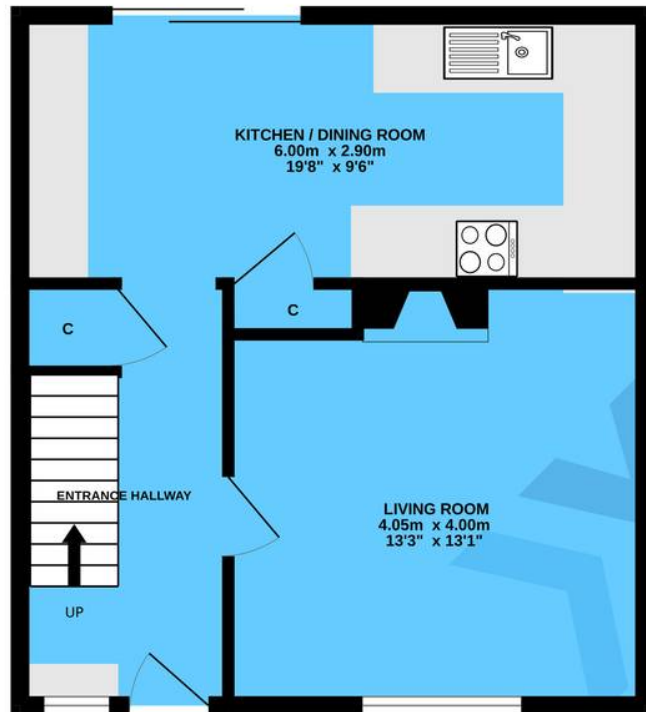
Services - mains gas, electricity and mains sewers.
Broadband - Sky. Loft space - with ladder and lighting.

MONEY LAUNDERING REGULATIONS

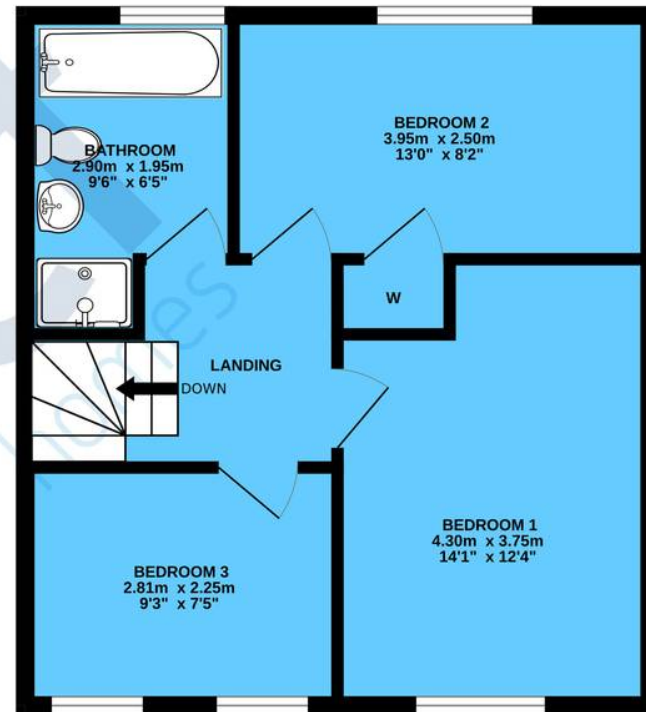
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 80.0 sq.m. (861 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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