



Banbrook Close, Solihull

Guide Price £285,000





PROPERTY OVERVIEW

Boasting a prime position on a quiet cul-de-sac, this three-bedroom terrace property is a rare find in the market with the added perk of NO UPWARD CHAIN. Perfect for both first-time buyers and investors, this spacious family home exudes natural light throughout. The large living/dining room offers serene views of the rear garden, while the fitted kitchen and single garage provide convenience and functionality. The first floor hosts three generously sized double bedrooms, each serviced by a family bathroom, ensuring ample space for all. Outside, the property shines with a delightful rear garden featuring a patio seating area, lush lawn section, and well-established shrubs, creating a serene outdoor retreat for relaxation and entertainment. This property promises a harmonious blend of comfort, convenience, and charm, making it an ideal sanctuary to call home. Don't miss out on this fantastic opportunity to own a slice of tranquillity in a sought-after location.





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 End-Terrace Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Fitted Kitchen
- Delightful Rear Garden
- Ample Parking & Single Garage
- Three Generously Sized Double Bedrooms





HALL

KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m)

LIVING/DINING ROOM

18' 1" x 10' 8" (5.51m x 3.25m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM TWO

10' 10" x 9' 2" (3.30m x 2.79m)

BEDROOM THREE

8' 8" x 8' 8" (2.64m x 2.64m)

BATHROOM

6' 5" x 5' 11" (1.96m x 1.80m)



OUTSIDE THE PROPERTY

GARAGE

12' 2" x 8' 2" (3.71m x 2.49m)

TOTAL SQUARE FOOTAGE

75.5 sq.m (813 sq.ft) approx.

REAR GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

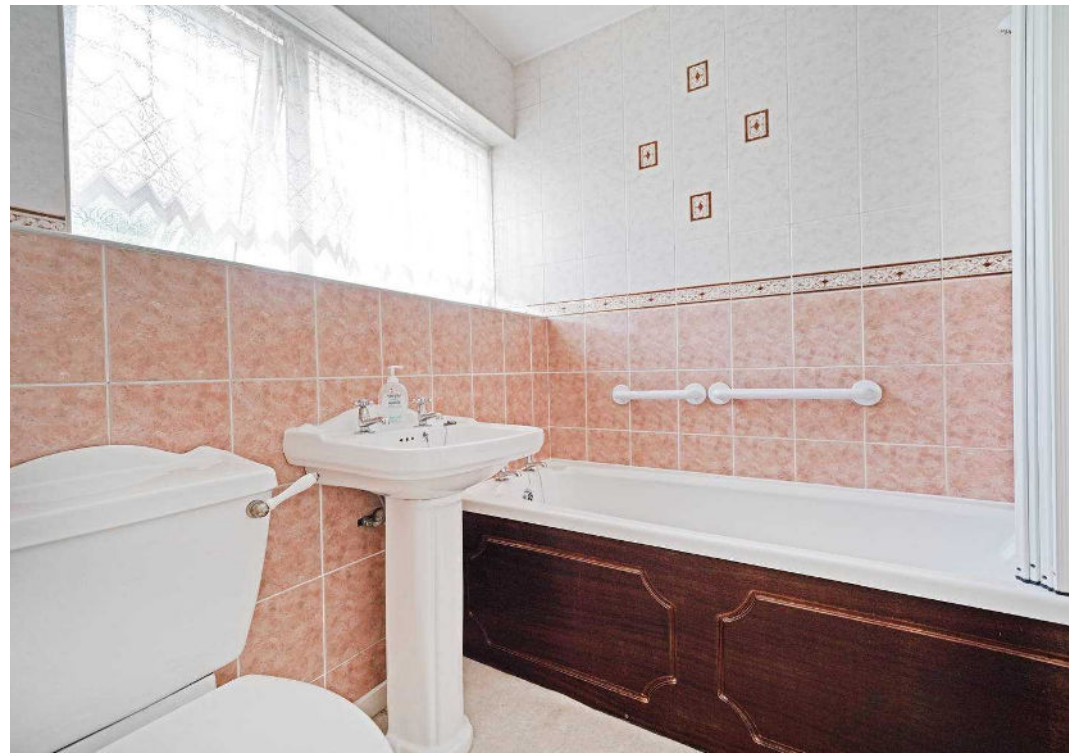
Services - mains gas, electricity and sewers.

Broadband - BT.

MONEY LAUNDERING REGULATIONS

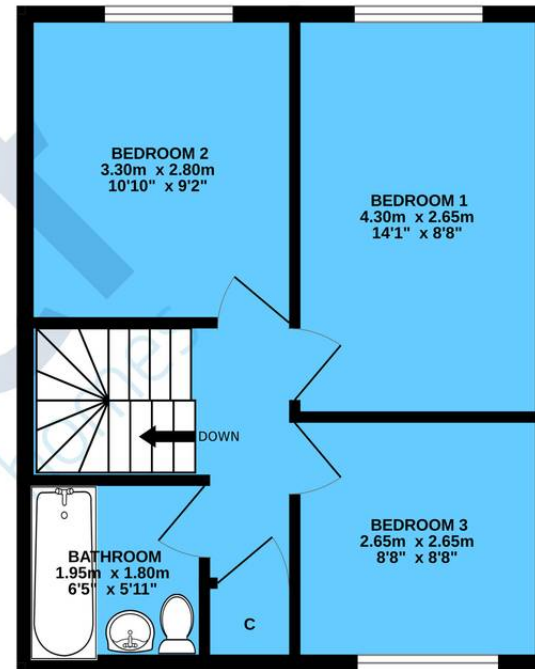
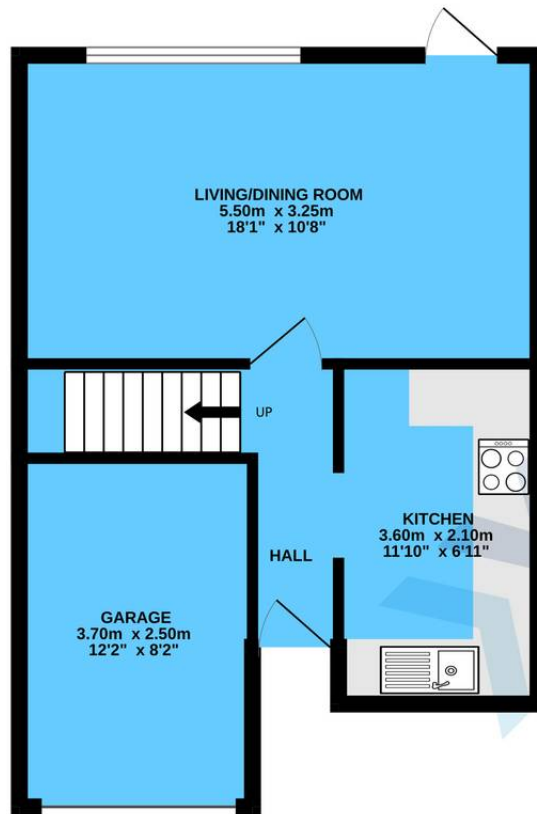
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents.

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 : 75.5 sq.m. (813 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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