



Irving Road, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

Nestled in a desirable location, this immaculately presented three bedroom semi-detached property offers a perfect blend of modern living and comfort. Ideal for first-time buyers seeking a home ready to move into without the hassle of renovations, this residence exudes a contemporary allure and boasts a strategic layout designed for practicality and style.

Upon entering, you are greeted by a spacious entrance hallway that not only welcomes you home but also provides ample storage solutions for your convenience. The dual aspect living and dining room flood the space with natural light, creating a warm and inviting ambiance for relaxing or entertaining guests.



The heart of the home lies in the delightful open plan kitchen and family room. Featuring modern appliances, ample work-surfaces, sleek units, and a large central island, this space is not only functional but also a focal point for culinary delights and family gatherings. A large utility/store room adds to the practicality of daily living.



Ascending to the first floor, you will find three well-proportioned bedrooms, two of which are generous doubles offering a peaceful retreat for rest and relaxation. Serviced by a family bathroom, these bedrooms provide comfort and tranquility for the entire household.

The property also presents a large garden space, offering endless possibilities for outdoor activities and al fresco dining. A driveway capable of accommodating multiple vehicles ensures convenience and ease for both residents and visitors alike.

Furthermore, the expansive loft space provides exceptional potential for conversion, subject to obtaining the necessary planning permissions, reflecting the versatility and future-proofing aspect of this property.



In summary, this property ticks all the boxes for buyers seeking a contemporary and move-in ready home, complete with modern amenities, ample storage, and potential for future expansion. Don't miss the opportunity to make this property your perfect abode in a sought-after location. Schedule a viewing today and discover the future possibilities that await in this exceptional residence.



#### 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
- Immaculately Presented Throughout
- Ideal For First-Time Buyers
- Potential To Extend Subject To Planning Permission
- Open Plan Kitchen / Family Room
- Dual Aspect Living / Dining Room
- Three Bedrooms
- Large Garden & Driveway
- Early Viewing Essential



**PORCH**

**HALLWAY**

**OPEN PLAN LIVING/DINING ROOM**

**LIVING ROOM**

9' 11" x 9' 11" (3.02m x 3.01m)

**DINING ROOM**

12' 8" x 9' 11" (3.86m x 3.03m)

**OPEN PLAN KITCHEN/FAMILY ROOM**

15' 5" x 11' 11" (4.71m x 3.62m)

**UTILITY**

13' 11" x 5' 8" (4.23m x 1.73m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 9" x 10' 0" (3.89m x 3.04m)

**BEDROOM TWO**

12' 6" x 9' 11" (3.80m x 3.03m)

**BEDROOM THREE**

6' 10" x 5' 11" (2.08m x 1.81m)

**BATHROOM**

6' 11" x 6' 2" (2.11m x 1.88m)

**OUTSIDE THE PROPERTY**

**LARGE REAR GARDEN**





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

Cable oven, hob, fridge freezer and dishwasher, extractor and all carpets, curtains, blinds and light fittings.

#### **ADDITIONAL INFORMATION**

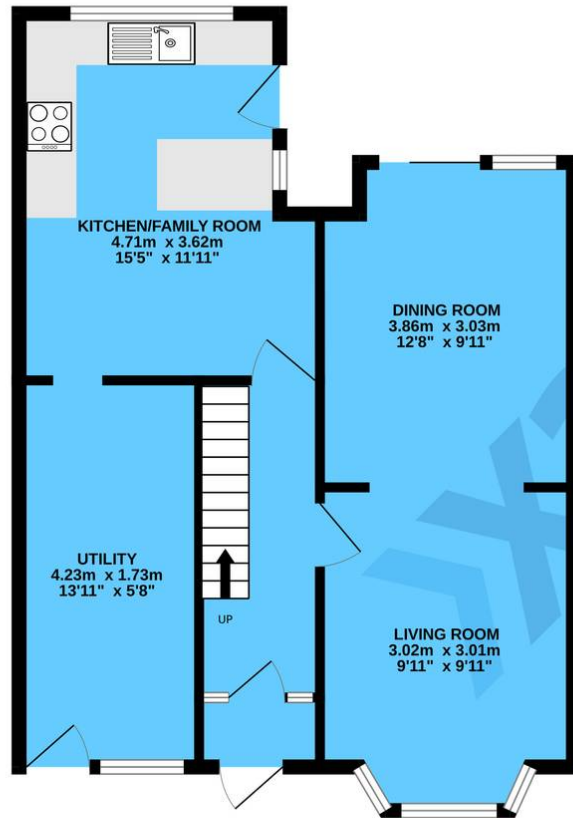
Services - Mains gas, electricity and water on a meter.  
Broadband - Virgin/BT. Loft Space - Boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

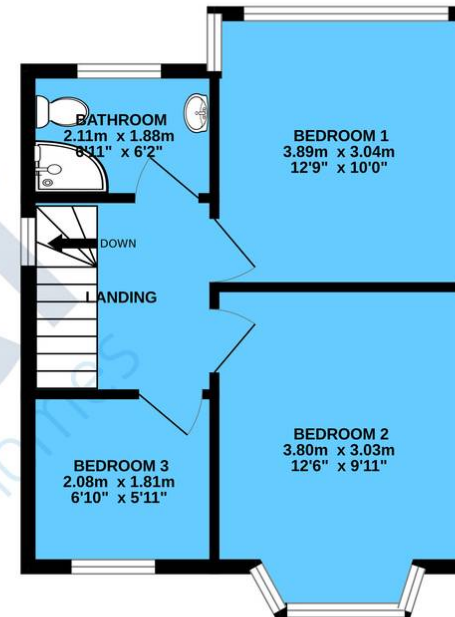
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 95.0 sq.m. (1023 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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