



## Branthill Croft, Solihull

Guide Price £475,000





## PROPERTY OVERVIEW

This beautifully presented three bedroom semi-detached home has been significantly extended and finished to a high specification throughout, creating a turn key ready residence ideal for modern family living. Set on a quiet cul-de-sac in a sought-after location close to all local amenities and transport links, the property is flooded with natural light and offers a welcoming atmosphere from the moment you step inside. Accessed via an entrance hallway, the ground floor boasts an impressive open-plan layout. The large living room seamlessly flows into a delightful dining area with views of the rear garden, while the fully fitted kitchen features ample storage, generous work surfaces, and fully integrated appliances (perfect for keen cooks and busy households alike). Practicality is further enhanced by a dedicated utility room and a garage/store room, providing excellent additional storage options. Upstairs, three generously sized bedrooms await, including a superbly proportioned third bedroom created by extending over the garage. The luxury family bathroom is finished to an exceptional standard, offering a tranquil space to unwind. Early viewing is essential to appreciate the quality and space this home provides.



Outside, the property enjoys a private rear garden. A patio seating area provides the ideal spot for al fresco dining or summer gatherings, while the well-maintained lawn offers plenty of space for children to play or for keen gardeners to enjoy. To the front of the property, a driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike. The quiet cul-de-sac setting ensures minimal passing traffic, enhancing the sense of peace and safety for families. With its combination of stylish interiors, practical features, and attractive outdoor space, this home is perfectly suited to those seeking a move-in ready property in a highly desirable location. Arrange your viewing today to avoid disappointment.

#### 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





- Immaculately Presented Three Bedroom Semi-Detached Home
- Significantly Extended & Thoughtfully Remodelled
- Set On A Quiet Cul-De-Sac
- Close To All Local Amenities, Schools & Transport Links
- Tudor Grange Academy Catchment Area
- Abundance Of Natural Light Throughout
- Open Plan Living On The Ground Floor
- Finished To A High Specification Throughout
- Three Generously Sized Bedrooms & Luxury Bathroom
- Private Rear Garden & Driveway

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

9' 5" x 14' 7" (2.86m x 4.45m)

#### **DINING AREA**

11' 7" x 11' 11" (3.54m x 3.64m)

#### **KITCHEN**

8' 4" x 14' 1" (2.54m x 4.28m)

#### **UTILITY ROOM**

#### **WC**

#### **FIRST FLOOR**

#### **BEDROOM ONE**

10' 3" x 9' 7" (3.13m x 2.93m)

#### **BEDROOM TWO**

7' 9" x 12' 6" (2.36m x 3.81m)

#### **BEDROOM THREE**

6' 3" x 10' 10" (1.90m x 3.29m)

#### **BATHROOM**

7' 8" x 10' 4" (2.33m x 3.14m)



## **OUTSIDE THE PROPERTY**

### **GARAGE/STORE**

8' 2" x 6' 3" (2.50m x 1.90m)

### **TOTAL SQUARE FOOTAGE**

96.0 sq.m (1031 sq.ft) approx

### **PRIVATE REAR GARDEN WITH PATIO**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

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

Integrated oven, Integrated hob, Extractor, Fridge/Freezer, Dishwasher, All carpets, blinds and light fittings, Fitted wardrobes in one bedroom and a bed.

### **ADDITIONAL INFORMATION**

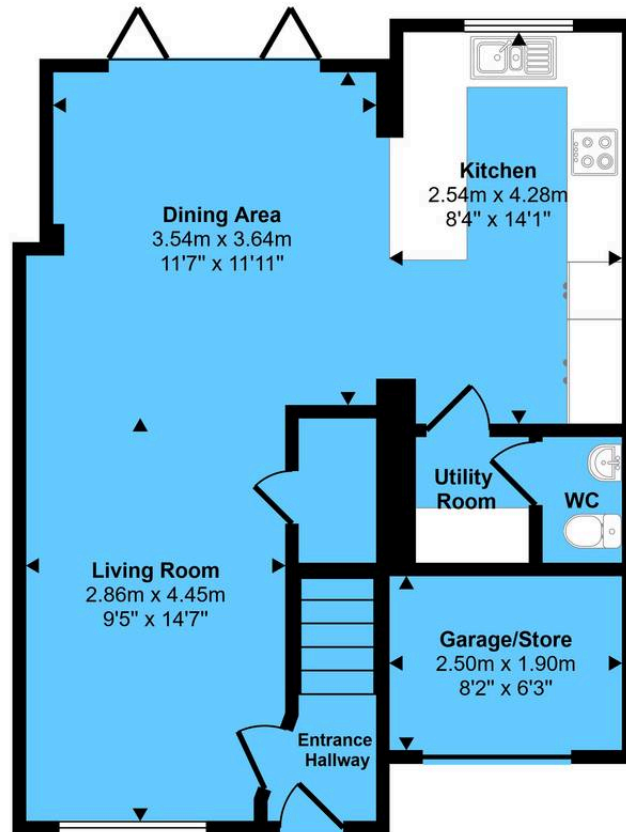
Services – water on a meter, mains gas, electricity and sewers. Broadband – Cable.

### **INFORMATION FOR POTENTIAL BUYERS**

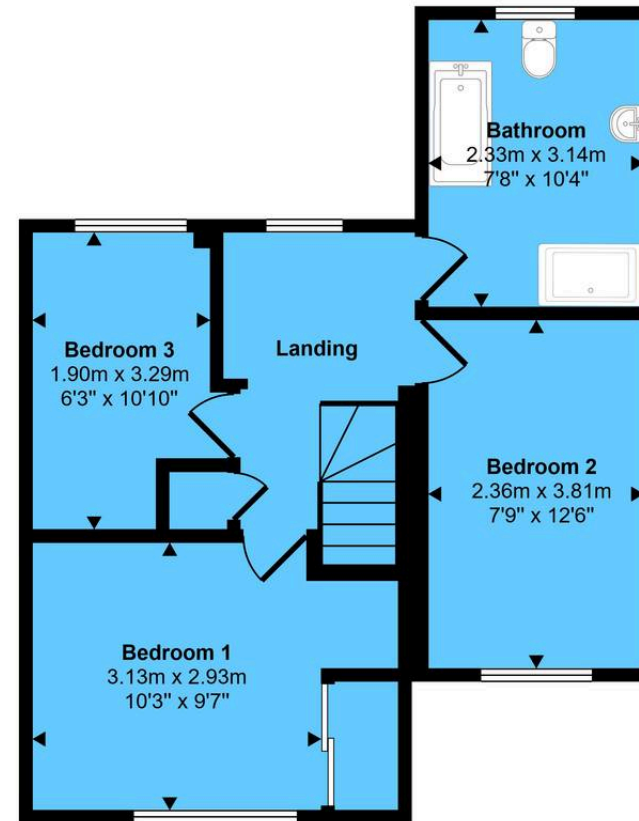
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft



First Floor  
Approx 43 sq m / 468 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
HOMES

