# Shelsley Way, Solihull

Guide Price **£470,000**

xact HOMES

PROPERTY OVERVEW

This well presented three bedroom detached family home is offered for sale with no upward chain and is ideally situated in a sought after location within close proximity to a range of local amenities and highly regarded schools, including falling within the Tudor Grange catchment area. Positioned on a generous corner plot, the property provides excellent potential for extension, subject to the necessary planning permissions. Upon entering, you are greeted by an inviting entrance hallway which leads directly into a spacious lounge, perfect for relaxing or entertaining guests. The ground floor benefits from an open plan layout, seamlessly flowing into a light-filled kitchen and dining area that is ideal for modern family living. A conservatory at the rear of the property provides an additional versatile reception space, offering pleasant views of the well maintained south facing rear garden. Upstairs, there are three bedrooms, comprising two well proportioned doubles and a versatile single bedroom that could serve as a nursery, home office or dressing room, all of which are served by a contemporary family bathroom. Outside enjoys a private south-facing rear garden. Additional features include a driveway providing ample off road parking and access to a single garage, ensuring practical storage solutions and convenience for busy family life.

This property represents a fantastic opportunity for families looking to settle in a popular residential area, with excellent transport links, reputable schools and a host of amenities all within easy reach. Early viewing is highly recommended to fully appreciate the quality, space and potential that this delightful home has to offer.

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: E

Tenure: Freehold

- Well Presented Three Bedroom Detached Home
- NO UPWARD CHAIN
- Tudor Grange Academy Catchment Area
- Scope To Extend Subject To Planning Permission
- Spacious Open Plan Layout
- Abundance Of Natural Light Throughout
- South-Facing Rear Garden
- Ample Parking & Single Garage

**ENTRANCE HALLWAY**

**WC**

**LOUNGE**
11' 2" x 14' 1" (3.40m x 4.29m)

**KITCHEN/DINING AREA**
24' 2" x 10' 1" (7.37m x 3.07m)

**CONSERVATORY**
9' 3" x 11' 11" (2.81m x 3.63m)

**INTEGRAL GARAGE**
8' 0" x 17' 5" (2.44m x 5.30m)

**FIRST FLOOR**

**BEDROOM ONE**
8' 1" x 12' 10" (2.47m x 3.92m)

**BEDROOM TWO**
9' 1" x 10' 1" (2.77m x 3.08m)

**BEDROOM THREE**
7' 1" x 9' 1" (2.16m x 2.78m)

**BATHROOM**
6' 4" x 6' 2" (1.93m x 1.87m)

**TOTAL SQUARE FOOTAGE**
107.0 sq.m (1147 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**PRIVATE REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, dishwasher, washing machine, tumble dryer, garden shed, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

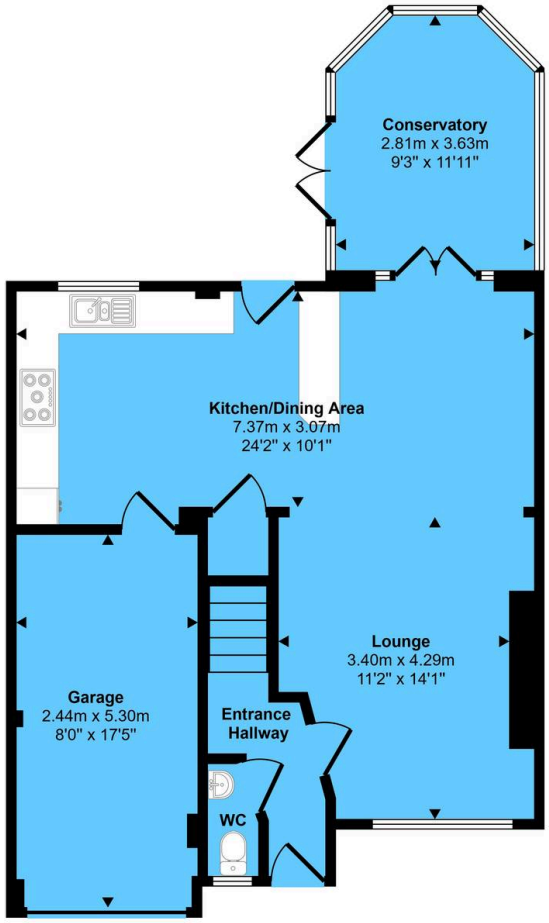
**ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

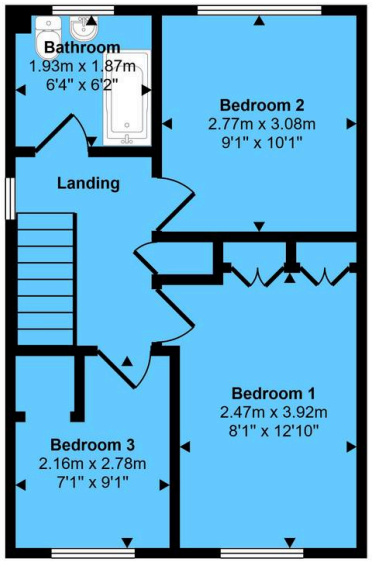
**INFORMATION FOR POTENTIAL BUYERS**

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**
**107 sq m / 1147 sq ft**




Ground Floor
**Approx 70 sq m / 754 sq ft**




First Floor
**Approx 37 sq m / 394 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