



Anchor Lane, Solihull

Guide Price £300,000





PROPERTY OVERVIEW

Offered with no upward chain, this attractive three bedroom semi-detached home is ideally situated on a quiet cul-de-sac, providing easy access to local amenities and reputable schools. Upon entering, you are welcomed by a bright entrance hallway that leads to a convenient guest cloakroom, setting a practical tone for family living. The ground floor features two spacious reception rooms, including a large dual aspect living room that is flooded with natural light, creating a warm and inviting atmosphere for both relaxation and entertaining. The formal dining room seamlessly flows into a well-appointed fitted kitchen, which comes equipped with a range of integrated appliances (ideal for those who enjoy cooking and hosting). Upstairs, the property offers three generously sized bedrooms, including a principal bedroom complete with fitted storage and an en-suite shower room for added privacy and comfort. The remaining bedrooms are serviced by a family bathroom, designed with contemporary fixtures and fittings. Additional benefits include double glazing and gas central heating throughout, ensuring a comfortable environment all year round. The property also boasts a driveway providing off road parking for one vehicle (a valuable feature for families or professionals).





This well-presented home combines space, practicality and a sought-after location, making it an excellent choice for families, first time buyers or those looking to upsize. Early viewing is highly recommended to fully appreciate the quality and potential this delightful property 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: D

Tenure: Leasehold





- Delightful Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Quiet Cul-De-Sac Close To All Local Amenities & Schools
- Two Spacious Reception Rooms
- Fitted Kitchen
- Three Generously Sized Bedrooms
- Principal Bedroom With En-Suite
- Driveway & Private Rear Garden

ENTRANCE HALLWAY

WC

LIVING ROOM

9' 7" x 16' 9" (2.93m x 5.10m)

DINING ROOM

7' 7" x 8' 10" (2.30m x 2.69m)

KITCHEN

13' 2" x 7' 3" (4.01m x 2.20m)

FIRST FLOOR

PRINCIPAL BEDROOM

9' 11" x 11' 6" (3.01m x 3.50m)

ENSUITE

6' 7" x 3' 3" (2.00m x 0.98m)

BEDROOM TWO

15' 2" x 8' 0" (4.63m x 2.45m)

BEDROOM THREE

12' 3" x 6' 8" (3.73m x 2.02m)

BATHROOM

6' 8" x 5' 4" (2.03m x 1.63m)

**TOTAL SQUARE FOOTAGE**

84.0 sq.m (904 sq.ft) approx.

OUTSIDE THE PROPERTY**DRIVEWAY PARKING****LANDSCAPED REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Free standing cooker, extractor, fridge/freezer, washing machine and all carpets, blinds and light fittings.

ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded. Shared ownership rent - £431 pa.

INFORMATION FOR POTENTIAL BUYERS

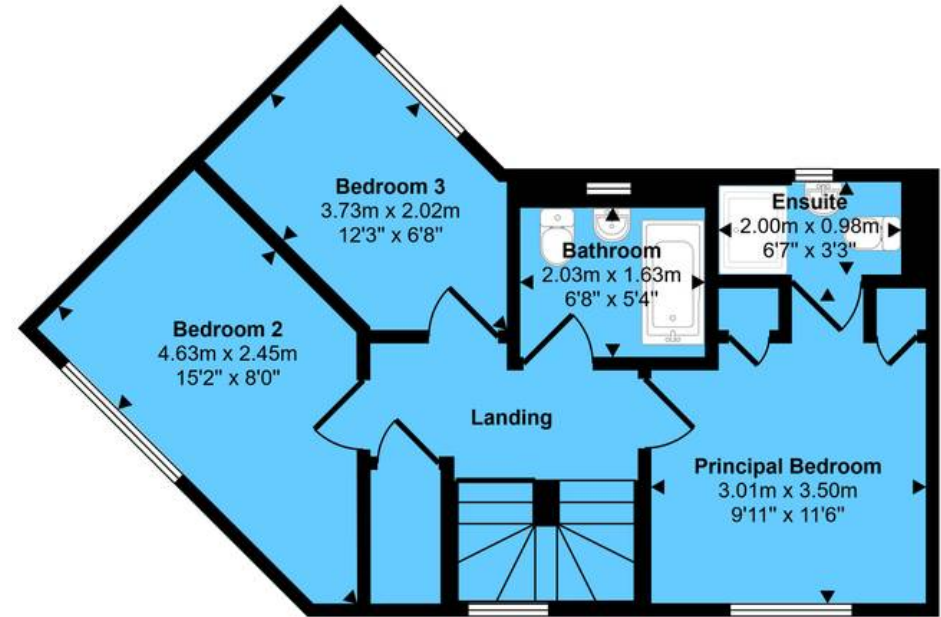
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
84 sq m / 904 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 42 sq m / 454 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.

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