

White House Green, Solihull

Guide Price £749,000

xact HOMES







PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this impressive four bedroom extended detached situated on a corner plot. The property has been well maintained and extended, benefits from gas central heating, double glazing and has the added attraction of a modern refitted breakfast kitchen, brand new bathroom and ensuite. The downstairs accommodation has a superb extended living room with bi fold doors leading out to the west facing rear garden. The accommodation briefly comprises: enclosed porch, impressive entrance hall, guest shower room, sitting room, extended living room, extended breakfast kitchen, utility room, four bedrooms, brand new bathroom and ensuite, double garage and west facing garden.

- Four Bedrooms, Three Bathrooms Extended Detached
- Corner Plot
- Extended Living Room
- Modern Refitted Kitchen & Bathrooms
- Double Garage
- Ensuite Shower Room
- Walking Distance Of Solihull Town Centre
- Tudor Grange Catchment Area







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: G

Tenure: Freehold

PORCH

ENTRANCE HALL

SHOWER ROOM

SITTING ROOM
13' 7" x 13' 4" (4.14m x 4.07m)

LIVING ROOM
21' 10" x 20' 8" (6.66m x 6.31m)

BREAKFAST KITCHEN
16' 2" x 13' 9" (4.94m x 4.20m)

UTILITY
8' 8" x 5' 11" (2.65m x 1.80m)

INTEGRAL DOUBLE GARAGE
17' 5" x 13' 1" (5.32m x 4.00m)



FIRST FLOOR

BEDROOM ONE
13' 4" x 12' 6" (4.07m x 3.80m)

ENSUITE
9' 0" x 2' 11" (2.75m x 0.90m)

BEDROOM TWO
12' 4" x 11' 5" (3.77m x 3.49m)

BEDROOM THREE
12' 1" x 7' 5" (3.68m x 2.27m)

BEDROOM FOUR
8' 4" x 7' 6" (2.54m x 2.28m)

BATHROOM
7' 9" x 7' 5" (2.36m x 2.25m)

SEPARATE WC

TOTAL SQUARE FOOTAGE
172.2 sq.m (1854 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

WEST FACING REAR GARDEN

ITEMS INCLUDED IN THE SALE
Integrated oven, integrated hob, extractor, microwave, fridge/freezer, dishwasher, garden shed, electric garage door, some light fittings, car charging point (fitted 2021) and fitted wardrobes in two bedrooms.

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



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.



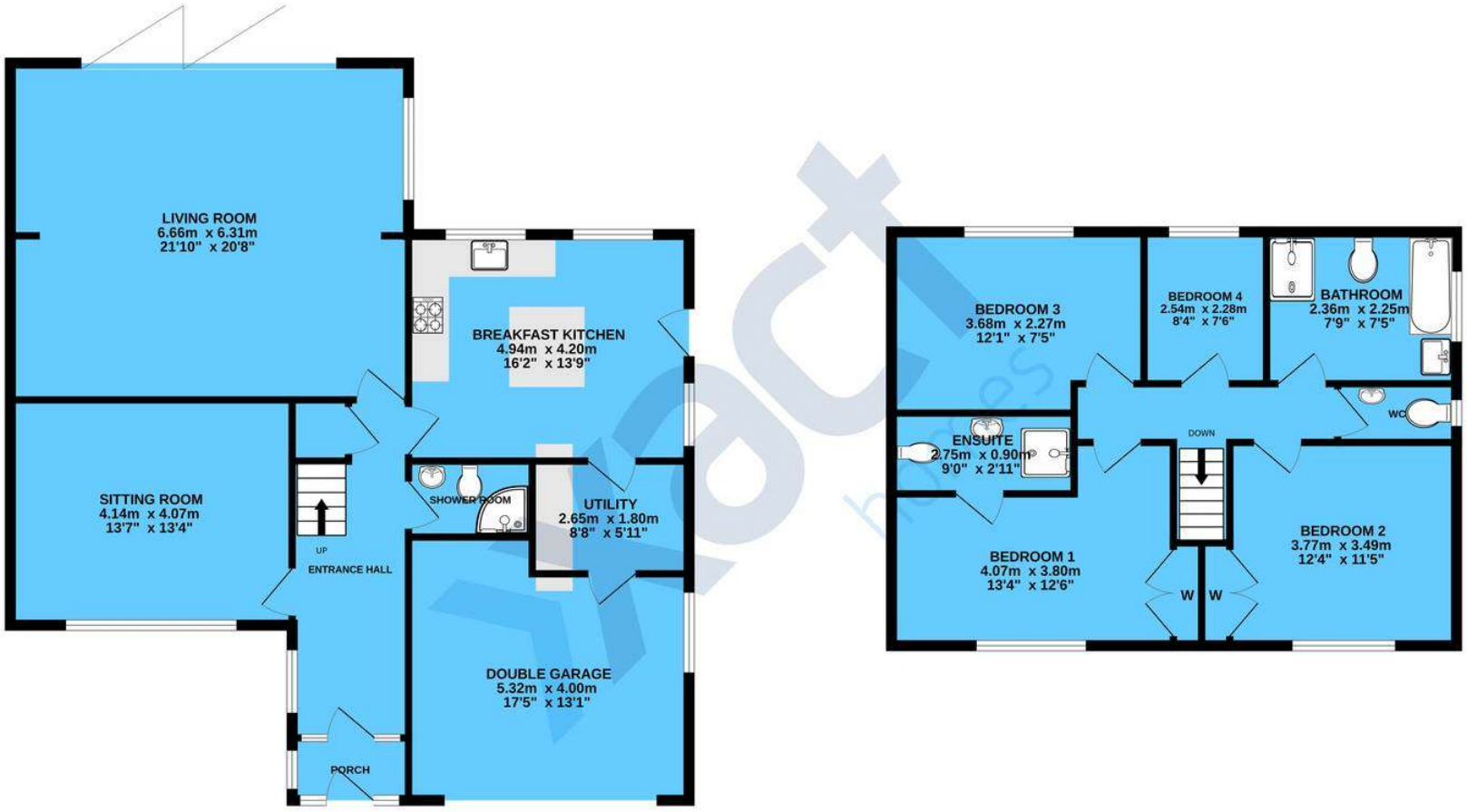






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 172.2 sq.m. (1854 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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