

Kilsby Grove, Solihull

Guide Price £440,000

xact HOMES



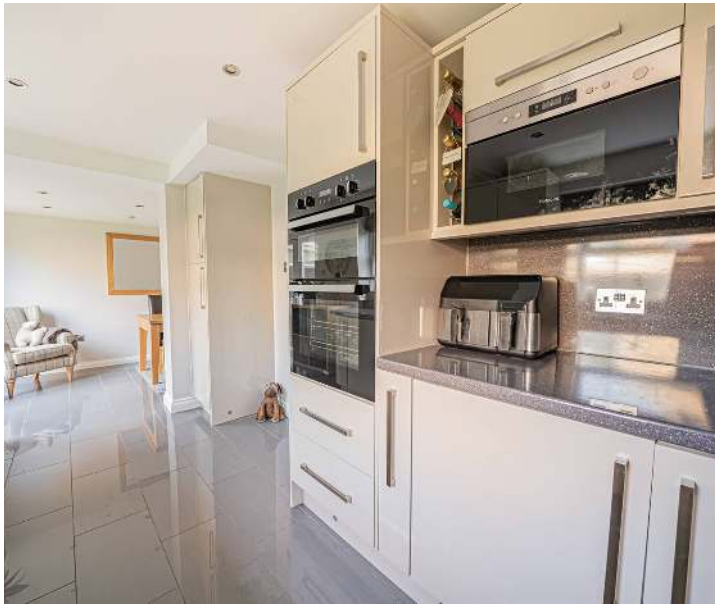




PROPERTY OVERVIEW

This immaculately presented three bedroom semi detached home is set on a quiet and sought after road, offering both tranquillity and convenience. Close to all local amenities and well-regarded schools, the property is ideal for families and professionals alike. Upon entering, you are welcomed by a bright entrance hallway with a guest cloakroom for added convenience. The delightful living room is flooded with natural light, creating a warm and inviting atmosphere perfect for relaxing or entertaining. The fitted kitchen features integrated appliances and has been thoughtfully remodelled, with the space knocked through into the former garage to create a spacious and versatile dining area. Upstairs, the property boasts three generously sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. Every room has been finished to an exceptional standard, ensuring the home is ready for immediate occupation. To the rear of the property, you will find a private and well maintained garden, providing an ideal setting for outdoor dining, children's play, or simply unwinding in the fresh air. The garden has been thoughtfully landscaped with a lawn and patio area, offering both practicality and visual appeal.







To the front, a driveway provides off-road parking for multiple vehicles, adding to the overall convenience this home offers. With its attractive outdoor spaces and prime location, this property is perfectly suited to those seeking a comfortable and stylish home with excellent access to local amenities and green spaces. Early viewing is highly recommended to fully appreciate all 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: D

Tenure: Freehold

- Delightful Three Bedroom Semi Detached Family Home
- Quiet Cul-De-Sac Location Close To All Amenities & Schools
- Spacious Open Plan Kitchen / Dining Area
- Three Generously Sized Bedrooms
- Family Bathroom & En-Suite
- Private Rear Garden With Patio Seating Area
- Driveway For Two Cars
- Early Viewing Essential
- Catchment Area For Tudor Grange School & Close To Colleges & 6th Form



ENTRANCE HALLWAY

WC

LIVING ROOM
13' 5" x 16' 6" (4.08m x 5.03m)

KITCHEN
13' 11" x 7' 10" (4.23m x 2.39m)
With double doors into the garden area

DINING AREA
7' 0" x 12' 6" (2.13m x 3.81m)

FIRST FLOOR

PRINCIPAL BEDROOM
9' 11" x 11' 3" (3.01m x 3.43m)

ENSUITE

BEDROOM TWO
7' 5" x 16' 6" (2.27m x 5.04m)

BEDROOM THREE
6' 8" x 11' 5" (2.04m x 3.48m)

BATHROOM
6' 4" x 5' 4" (1.92m x 1.63m)

OUTSIDE THE PROPERTY

GARAGE/STORE

TOTAL SQUARE FOOTAGE
85.0 sq.m (910 sq.ft) approx.

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

PRIVATE WELL MAINTAINED REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge/freezer, washing machine, garden shed and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

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

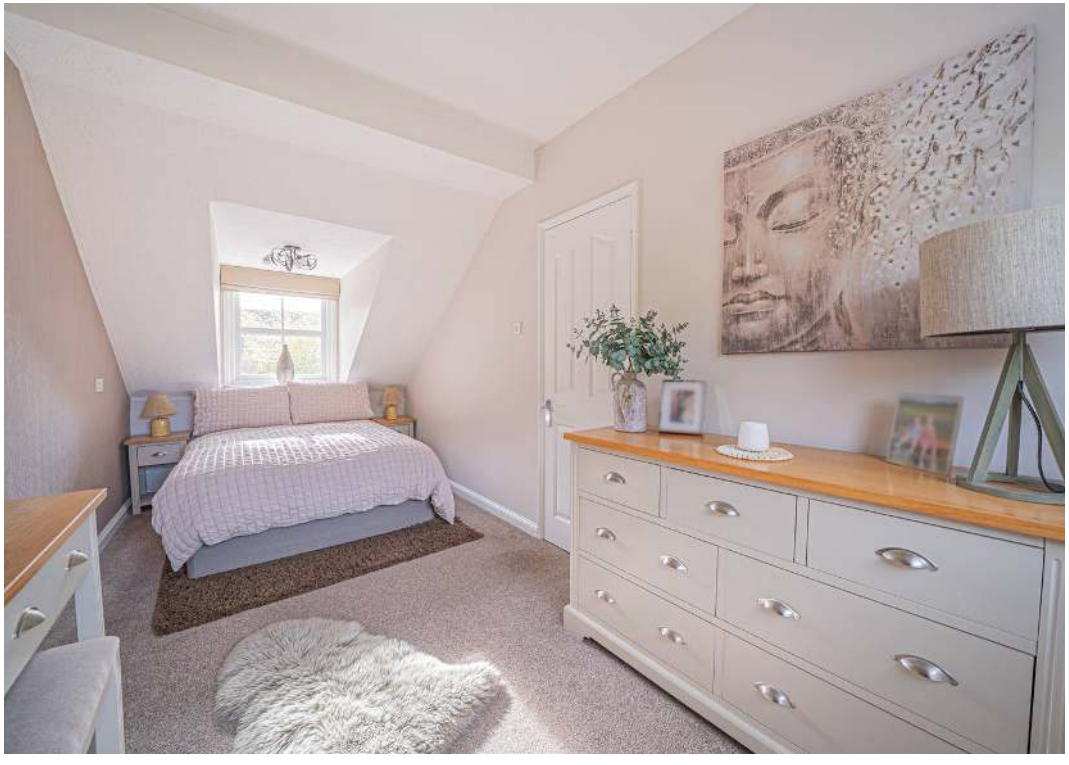
INFORMATION FOR POTENTIAL BUYERS

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.

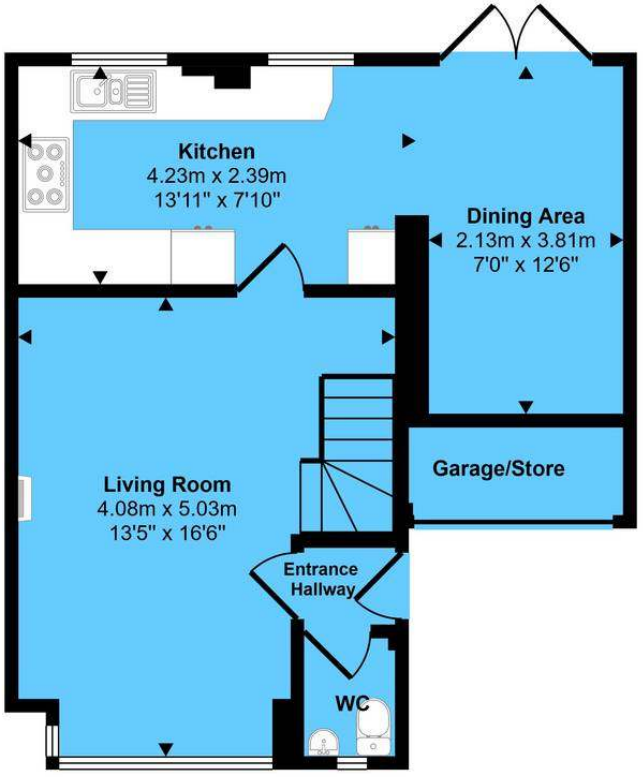




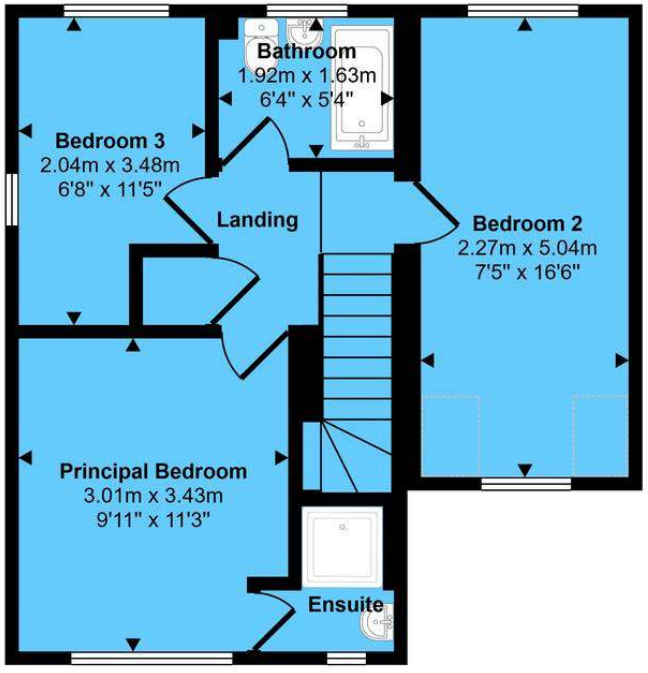




Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 42 sq m / 452 sq ft

Denotes head height below 1.5m

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