



BRAILES CLOSE, SOLIHULL, B92 9QB  
ASKING PRICE OF £395,000



»X Three Bedroom Semi-Detached

»X Internal Viewing Essential

»X Spacious Lounge/Dining Room

»X Fitted Kitchen

»X Play Room

»X Three Bedrooms

»X Family Bathroom

»X Superb Easily Maintained Landscaped Garden

»X Quiet Cul De Sac Location

## PROPERTY OVERVIEW

Situated in a quiet cul de sac location, an ideal opportunity to purchase this spacious three bedroom semi detached which must be viewed internally to be appreciated. The property has been well maintained, benefits from gas central heating, double glazing and has the added attraction of a garage conversion into a play room with access out to the immaculate easily maintained landscaped rear garden. We recommend early viewing on this property which briefly comprises:- enclosed porch, entrance hall, lounge/dining room, fitted kitchen, three bedrooms, bathroom, play room, separate wc and superb landscaped rear garden.

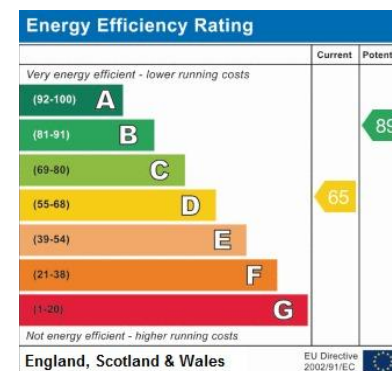
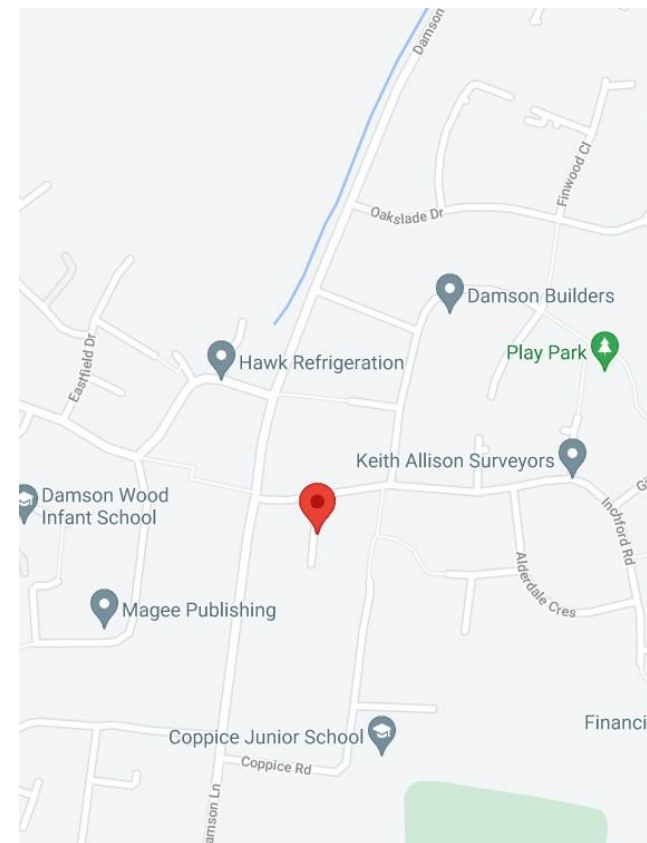
## PROPERTY LOCATION

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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

<b>COUNCIL TAX</b>	Band E
<b>TENURE</b>	Freehold
<b>SERVICES</b>	Mains gas, electricity and water
<b>BROADBAND</b>	Virgin
<b>LOFT SPACE</b>	Boarded with lighting
<b>GARDEN</b>	South east facing

## ITEMS INCLUDED IN THE SALE

Oven, hob, extractor, fridge, fridge freezer and dishwasher, garden shed, fitted wardrobes in bedroom one and two, some curtains and all carpets, blinds and light fittings.



**ENCLOSED PORCH**

**ENTRANCE HALL**

**LOUNGE**

14' 1" x 10' 7" (4.30m x 3.23m)

**DINING AREA**

11' 3" x 7' 4" (3.45m x 2.26m)

**FITTED KITCHEN**

14' 4" x 7' 8" (4.39m x 2.35m)

**PLAY ROOM**

20' 11" x 10' 1" (max) (6.39m x 3.09m)

**SEPARATE WC**

8' 2" x 2' 5" (max) (2.51m x 0.76m)

**FIRST FLOOR**

**BEDROOM ONE (FRONT)**

13' 9" x 7' 3" (4.20m x 2.23m)

**BEDROOM TWO (REAR)**

11' 11" x 10' 7" (3.64m x 3.23m)

**BEDROOM THREE (FRONT)**

10' 8" x 8' 0" (3.27m x 2.46m)

**BATHROOM**

7' 10" x 5' 8" (2.40m x 1.74m)

**OUTSIDE THE PROPERTY**

**SOUTH EAST FACING REAR GARDEN**

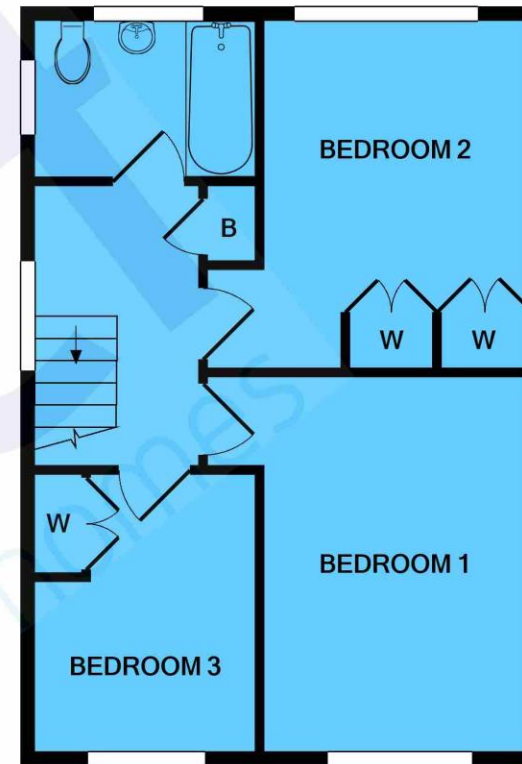
**OFF ROAD PARKING**







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2021