



Hollings Grove, Solihull

Guide Price £420,000



Hollings Grove

Solihull

PROPERTY OVERVIEW

Situated in a most sought after location, an ideal opportunity to purchase this three bedroom extended detached situated on a corner plot. The property stands within the Tudor Grange Academy Catchment and benefits from gas central heating, double glazing and has the added attraction of a West facing garden. Hollings Grove is within easy walking distance of Widney Manor railway station, Bannatyne's gymnasium and Widney Manor Golf Course. The accommodation briefly comprise of: entrance hall, large through lounge/dining room, extended breakfast/kitchen, three bedrooms, shower room, garage and West facing garden.



- Three Bedroom Extended Detached
- Tudor Grange Academy Catchment
- NO UPWARD CHAIN
- Early Viewing Essential
- Spacious Lounge/Dining Room
- Extended Breakfast/Kitchen
- Shower Room
- West Facing Garden



Council Tax band: D

Tenure: Freehold

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.

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





ENTRANCE HALL

LOUNGE/DINING ROOM

23' 4" x 13' 3" (7.11m x 4.05m)

BREAKFAST/KITCHEN

20' 8" x 8' 11" (6.29m x 2.73m)

FIRST FLOOR

BEDROOM ONE

11' 9" x 10' 11" (3.57m x 3.32m)

BEDROOM TWO

11' 5" x 7' 7" (3.48m x 2.3m)

BEDROOM THREE

9' 5" x 7' 5" (2.88m x 2.26m)

SHOWER ROOM

6' 4" x 5' 5" (1.93m x 1.65m)

OUTSIDE THE PROPERTY

GARAGE

17' 11" x 7' 5" (5.47m x 2.25m)

WEST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, some light fittings and garden shed

ADDITIONAL INFORMATION

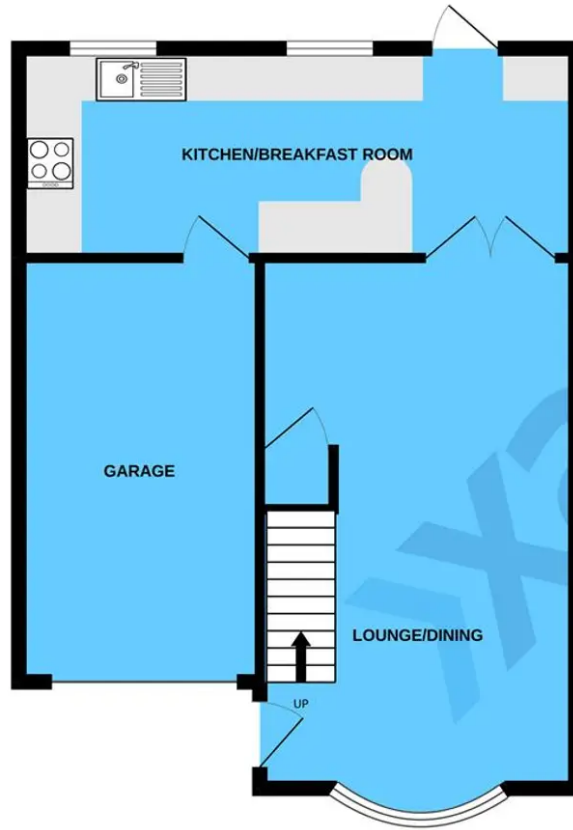
Services - Water meter, mains gas, electricity and mains sewers. Broadband - Vodafone.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	3	2
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2022

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

xact
SALES & LETTINGS

