



Fircroft, Solihull

Guide Price £625,000





PROPERTY OVERVIEW

Situated in a quiet cul de sac location, an ideal opportunity to purchase this impressive four bedroom detached which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of Oak Cottage and Langley school catchment. This property also has the potential to extend in the loft space subject to planning permission. The accommodation briefly comprises : enclosed porch, impressive entrance hall, guest shower room, dining room, living room, kitchen, laundry/utility, four double bedrooms, bathroom, garage and landscaped 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. The catchment schools for Fircroft are Oak Cottage Primary School and Langley Secondary School. 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: F

Tenure: Freehold





- QUIET CUL DE SAC LOCATION
- IMMACULATELY MAINTAINED
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- OAK COTTAGE & LANGLEY SCHOOL CATCHMENT
- FITTED KITCHEN
- POTENTIAL TO EXTEND INTO LOFT SPACE
- FOUR DOUBLE BEDROOM DETACHED

ENCLOSED PORCH

ENTRANCE HALL

14' 8" x 14' 6" (4.46m x 4.43m)

GUEST SHOWER ROOM

7' 1" x 5' 7" (2.17m x 1.71m)

DINING ROOM

14' 8" x 11' 1" (4.48m x 3.37m)

LIVING ROOM

16' 8" x 13' 1" (5.07m x 3.98m)

KITCHEN

16' 6" x 8' 5" (5.04m x 2.56m)

LAUNDRY/UTILITY ROOM

11' 11" x 5' 4" (3.62m x 1.62m)





FIRST FLOOR

BEDROOM ONE

14' 8" x 11' 1" (4.48m x 3.37m)

BEDROOM TWO

13' 2" x 11' 6" (4.01m x 3.5m)

BEDROOM THREE

11' 6" x 11' 1" (3.5m x 3.39m)

BEDROOM FOUR

13' 1" x 7' 11" (4m x 2.42m)

BATHROOM

8' 8" x 7' 8" (2.65m x 2.33m)

OUTSIDE THE PROPERTY

GARAGE

15' 4" x 11' 7" (4.67m x 3.52m)

SOUTH WESTERLY FACING GARDEN

ITEMS INCLUDED IN THE SALE

Bosch integrated oven, AEG integrated hob, Bosch extractor, AEG Microwave, AEG integrated fridge, all carpets, some curtains, all blinds, fitted wardrobes in one bedroom, all light fittings, CCTV and electric garage door

ADDITIONAL INFORMATION

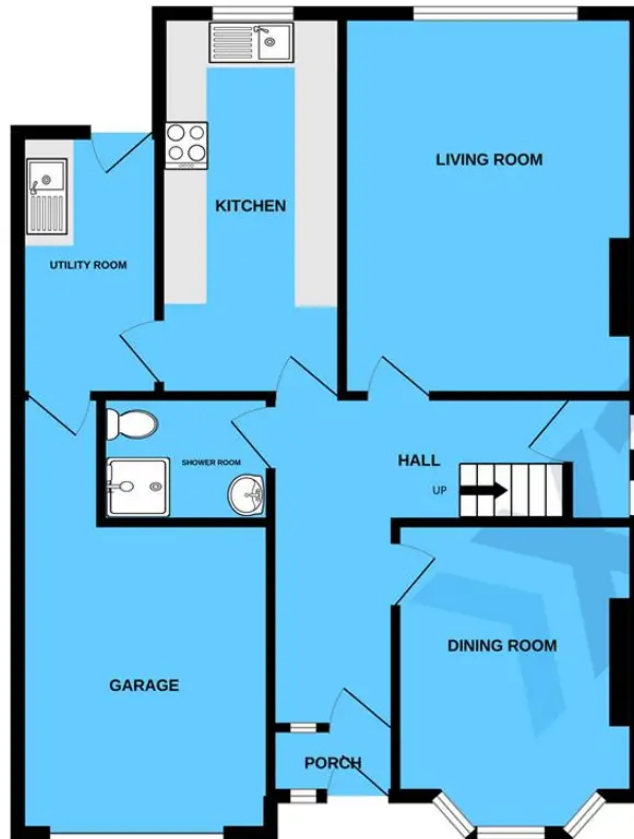
Services - Water meter, mains gas, electricity and mains sewers. Broadband - Virgin Media Loft Space - With ladder and lighting

MONEY LAUNDERING REGULATIONS

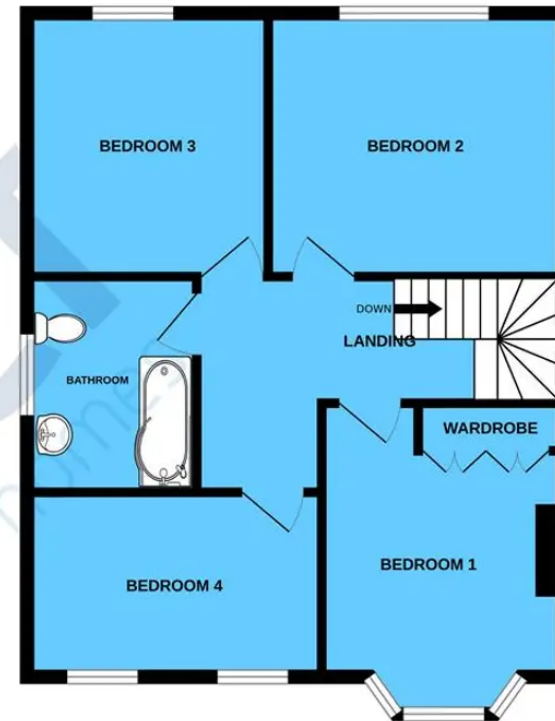
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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.
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