



Whar Hall Road, Solihull

Guide Price £350,000





PROPERTY OVERVIEW

Located on a quiet and highly sought after road of Solihull is this immaculately presented three bedroom semi-detached property set behind a wide tarmac driveway providing parking for multiple vehicles. The property is accessed via a welcoming entrance hallway leading through to a spacious dual aspect living / dining room with ample space for a dining table and sofa seating. The living room also benefits from an abundance of natural light throughout and an electric fire. The remainder of the ground floor is made up of a modern fitted kitchen with fully integrated appliances, a breakfast island and a pantry / under stair storage and practical garage / utility room with fitted units. The first floor is made up of three double bedrooms, one of which is a large principal bedroom with fitted wardrobes and a dressing area with all bedrooms serviced via a family bathroom. Outside the property enjoys a low maintenance rear garden with a patio seating area and artificial lawn. To view this excellent property call Xact Homes today on 0121 712 6222.





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: C

Tenure: Freehold



- Three Bedroom Semi-Detached Property
- Open Plan Living / Dining Room
- Modern Fitted Kitchen
- Practical Garage / Utility Room
- Three Double Bedrooms
- Principal Bedroom With Dressing Area
- Family Bathroom
- Low Maintenance Rear Garden
- Wide Tarmacadam Driveway



ENTRANCE HALLWAY
7' 8" x 12' 1" (2.34m x 3.68m)

LIVING / DINING ROOM

LIVING ROOM
11' 2" x 11' 12" (3.4m x 3.65m)

DINING AREA
8' 4" x 9' 6" (2.55m x 2.9m)

KITCHEN
13' 9" x 9' 6" (4.2m x 2.9m)

PANTRY / UNDER STAIR STORAGE

GARAGE / UTILITY ROOM
7' 3" x 12' 10" (2.2m x 3.9m)

FIRST FLOOR

PRINCIPAL BEDROOM
7' 1" x 22' 4" (2.15m x 6.8m)

BEDROOM TWO
7' 9" x 12' 4" (2.35m x 3.75m)

BEDROOM THREE
11' 2" x 9' 10" (3.4m x 3m)

FAMILY BATHROOM
6' 5" x 5' 5" (1.95m x 1.65m)





OUTSIDE THE PROPERTY

LOW MAINTENANCE REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN SALE

Integrated oven, Integrated hob, extractor, microwave, fridge freezer, dishwasher, all carpets, all blinds, fitted wardrobes in two bedrooms.

ADDITIONAL INFORMATION

Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - boarded with ladder and lighting.

MONEY LAUNDERING REGULATIONS

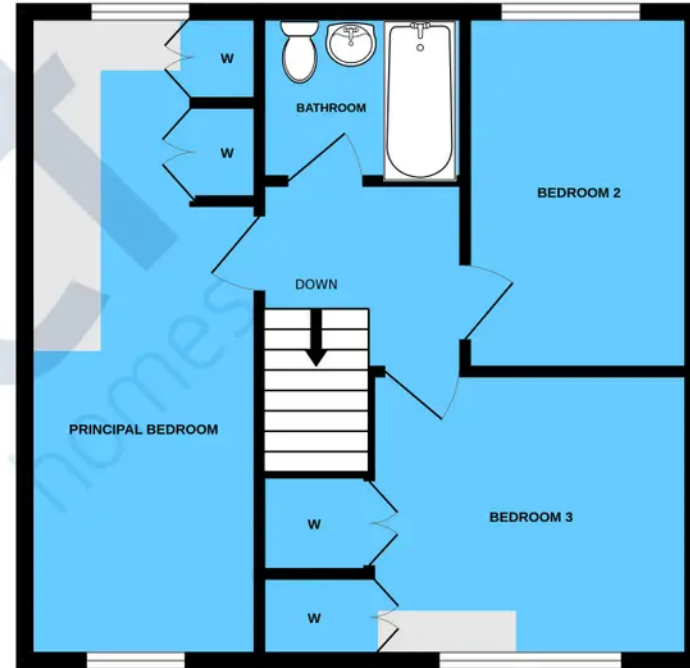
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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