



Studley Croft, Solihull

Guide Price £320,000



Studley Croft

Solihull

PROPERTY DESCRIPTION

Situated in a quiet cul-de-sac location, an ideal opportunity to purchase this three bedroom traditional extended semi detached property which must be viewed internally to be appreciated. The property benefits from UPVC double glazing, gas central heating (newly installed HIVE heating system) and has recently added a refitted kitchen. The property briefly comprises of enclosed porch, entrance hallway, living room, extended family dining area, fitted kitchen, three bedrooms, loft room, modern bathroom and large 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 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.



- Three Bed Extended Semi-Detached
- Quiet Cul-de-Sac Location
- Internal Viewing Essential
- Refitted Kitchen
- Extended Lounge/Dining Room
- Modern Bathroom
- Brick Built Outhouse

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALLWAY

11' 1" x 5' 5" (3.37m x 1.66m)

LIVING ROOM

14' 4" x 11' 4" (4.36m x 3.45m)

BREAKFAST/KITCHEN

16' 5" x 7' 10" (5.01m x 2.39m)

FAMILY/DINING ROOM

18' 3" x 8' 5" (5.57m x 2.57m)





FIRST FLOOR

BEDROOM ONE

12' 7" x 11' 4" (3.83m x 3.46m)

BEDROOM TWO

10' 11" x 10' 2" (3.32m x 3.10m)

BEDROOM THREE

8' 2" x 6' 11" (2.48m x 2.10m)

BATHROOM

6' 6" x 5' 7" (1.99m x 1.69m)

LOFT ROOM

9' 9" x 8' 11" (2.96m x 2.73m)

with carpets and Velux windows.

OUTSIDE THE PROPERTY

REAR GARDEN

BRICK BUILT OUTHOUSE

Tenure: Freehold

ITEMS INCLUDED IN THE SALE

Dishwasher, washing machine, all carpets, all curtains, all blinds, some light fittings, underfloor heating, garden shed and brick built outhouse.

ADDITIONAL INFORMATION

Services: main gas and electricity. Broadband: Sky Fibre-optic. Loft Space: boarded with ladder and lighting.

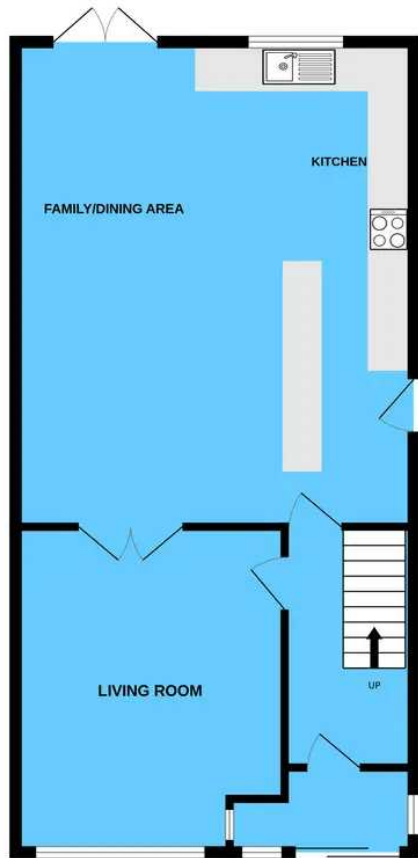
MONEY LAUNDERING REGULATIONS

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.





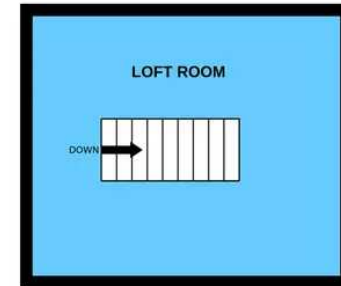
GROUND FLOOR



1ST FLOOR



2ND 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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Xact Homes

6 The Square, Solihull - B91 3RB

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

