



Newfield Close, Solihull

Guide Price £385,000

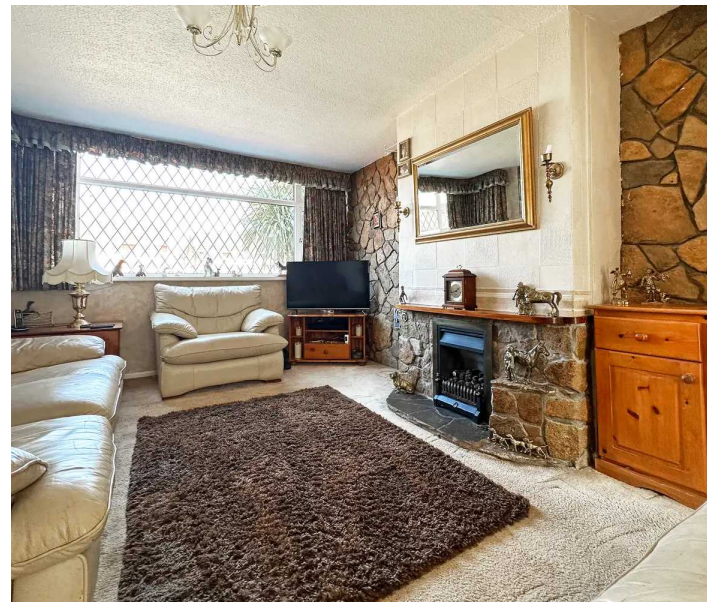
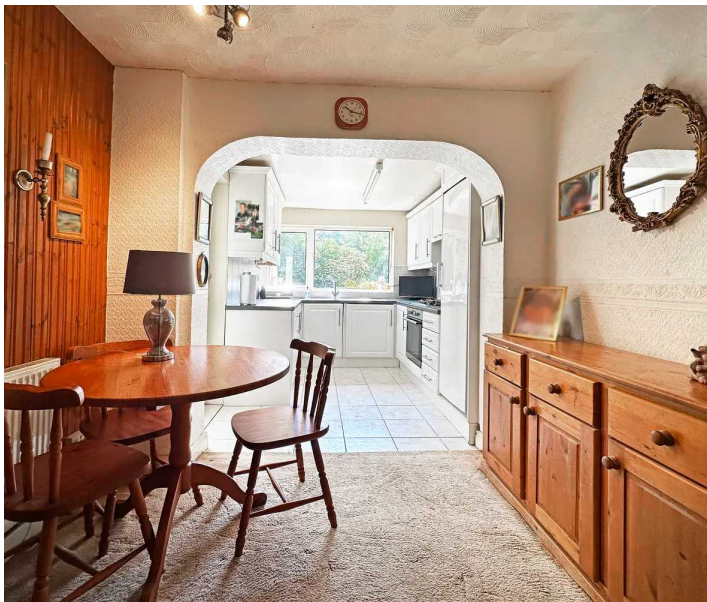


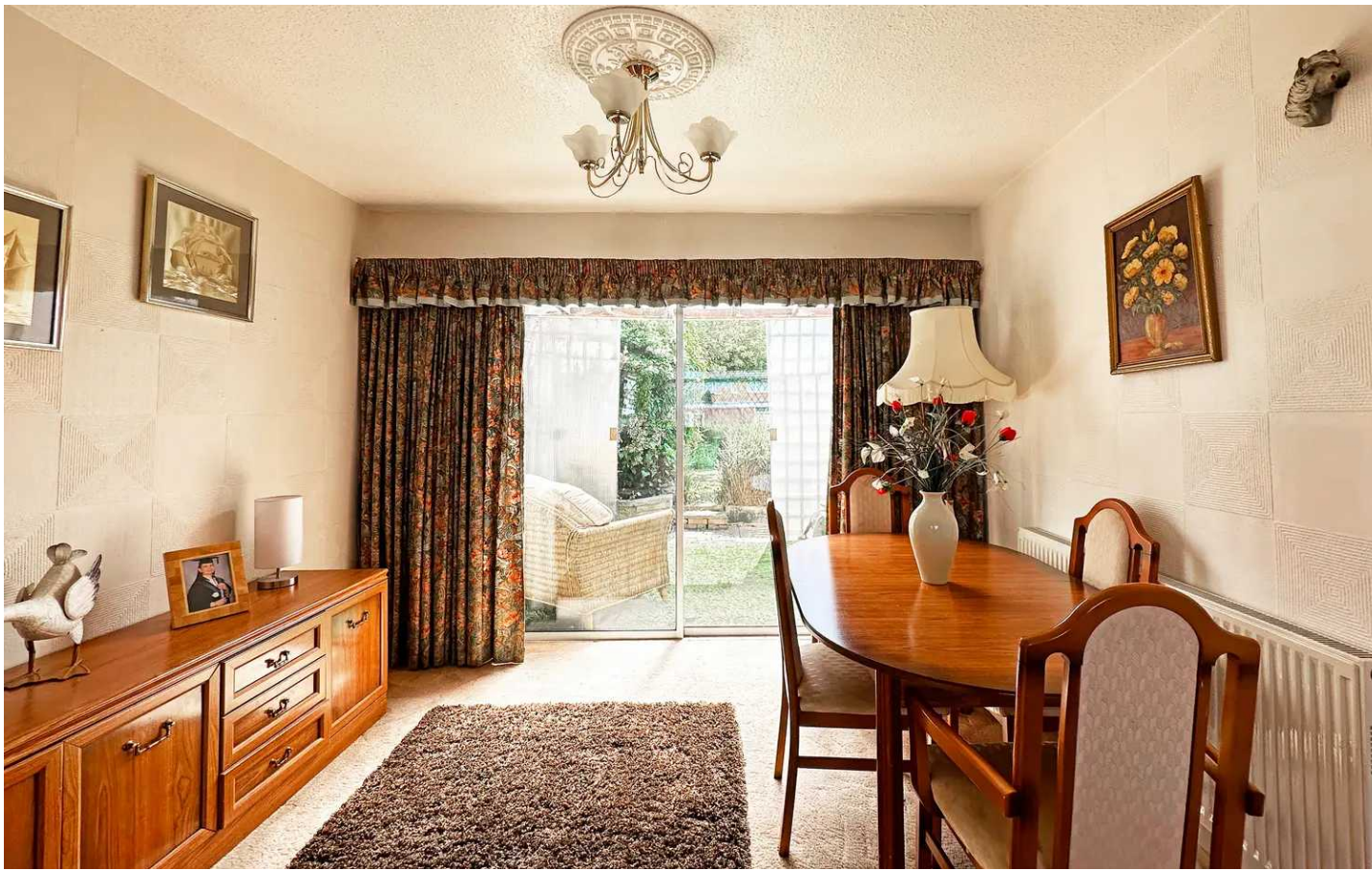
PROPERTY OVERVIEW

Situated in a quiet cul de sac location, a fantastic opportunity to purchase this three bedroom semi detached in need of some modernisation. The property is well located to local shops, schools and public transport and has the added attraction of no upward chain. The accommodation briefly comprises of: enclosed porch, entrance hall, lounge / dining room, garden room, kitchen, breakfast room, study / fourth bedroom. downstairs shower room, three further bedrooms, family bathroom, garage and south east facing 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.





Council Tax band: D

Tenure: Freehold

- Three Bedroom Extended Semi Detached
- In Need Of Some Modernization
- NO UPWARD CHAIN
- Quiet Cul De Sac Location
- Spacious Lounge / Dining Room
- Extended Breakfast Kitchen
- Study / Fourth Bedroom
- Downstairs Shower Room
- South East Facing Rear Garden





ENCLOSED PORCH

ENTRANCE HALL

11' 9" x 6' 11" (3.59m x 2.1m)

LOUNGE

14' 1" x 11' 7" (4.3m x 3.53m)

DINING ROOM

9' 8" x 10' 6" (2.94m x 3.2m)

GARDEN ROOM

BREAKFAST ROOM

9' 8" x 8' 2" (2.94m x 2.49m)

KITCHEN

9' 9" x 7' 9" (2.96m x 2.37m)

STUDY / FOURTH BEDROOM

12' 6" x 7' 3" (3.82m x 2.2m)

SHOWER ROOM

4' 12" x 4' 2" (1.52m x 1.28m)

FIRST FLOOR

BEDROOM ONE

11' 9" x 8' 3" (3.57m x 2.52m)

BEDROOM TWO

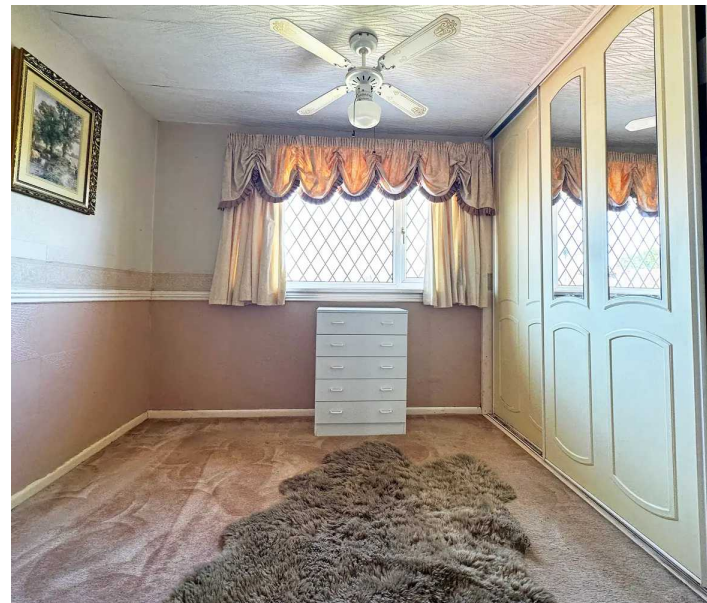
10' 0" x 9' 11" (3.05m x 3.01m)

BEDROOM THREE

7' 10" x 8' 5" (2.39m x 2.56m)

BATHROOM

5' 7" x 8' 4" (1.69m x 2.53m)





OUTSIDE THE PROPERTY

GARAGE

16' 5" x 7' 5" (5m x 2.27m)

SOUTH EAST FACING REAR GARDEN

ITEMS INCLUDED IN SALE

Hotpoint integrated oven, Baumatic integrated hob, extractor, Beko fridge, Hoover washing machine, all carpets, all curtains, fitted wardrobes in one bedroom, and all light fittings.

ADDITIONAL INFORMATION

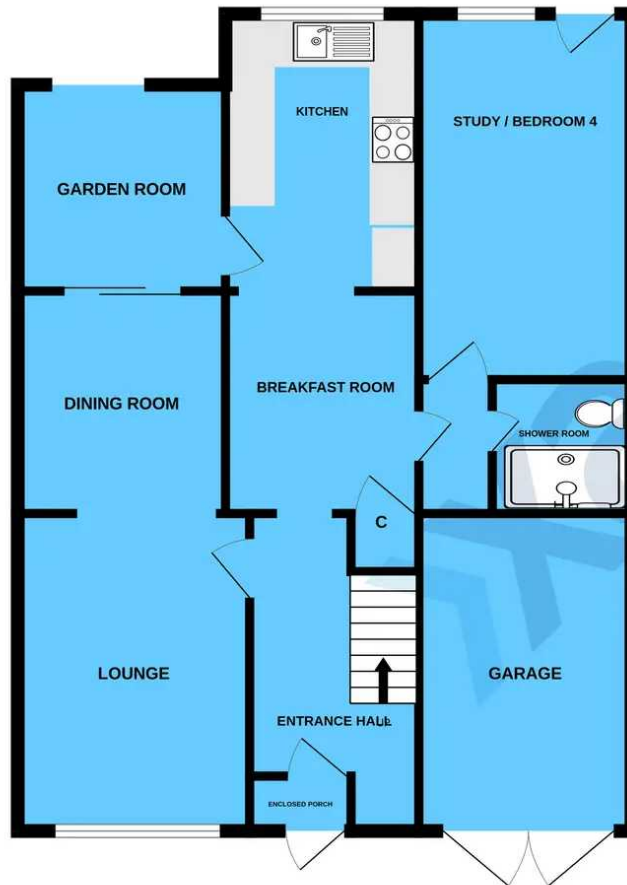
Services - mains gas, electricity and mains sewers.
Broadband - Virgin. Loft space - with ladder and lighting. Gas Boiler installed 2021.

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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