



Elm Cottage Dingle Lane, Solihull

Offers Over £374,950



Elm Cottage, Dingle Lane

Solihull

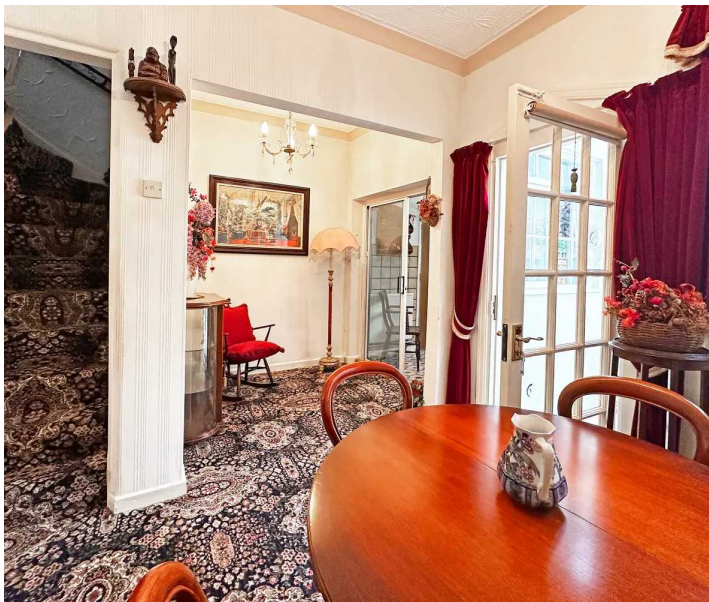
PROPERTY OVERVIEW

Situated in a sought after location, a fantastic opportunity to purchase this character two bedroom semi-detached cottage originally built in the 1870's offered to the market with NO UPWARD CHAIN. This cottage benefits from gas central heating, double glazing and has the added attraction of a South facing large garden. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining room, conservatory/utility room, downstairs wc, extended kitchen, two double bedrooms, bathroom, separate wc, garage and South facing garden.

Council Tax band: D

Tenure: Freehold

- Two Bedroom Character Semi Detached Cottage
- NO UPWARD CHAIN
- Early Viewing Essential
- Living Room
- Dining Room
- Extended Kitchen
- South Facing Garden





ENCLOSED PORCH

ENTRANCE HALLWAY

LIVING ROOM

12' 8" x 12' 0" (3.86m x 3.65m)

DINING ROOM

16' 9" x 9' 11" (5.11m x 3.03m)

UTILITIY/CONSERVATORY

12' 0" x 9' 2" (3.66m x 2.79m)

SHOWER ROOM

7' 5" x 2' 5" (2.25m x 0.74m)

KITCHEN

11' 5" x 6' 11" (3.49m x 2.10m)

FIRST FLOOR

BEDROOM ONE

9' 0" x 9' 3" (2.74m x 2.82m)

BEDROOM TWO

13' 4" x 8' 2" (4.06m x 2.48m)

BATHROOM

4' 11" x 7' 0" (1.50m x 2.13m)

WC

4' 1" x 2' 10" (1.25m x 0.86m)

OUTSIDE THE PROPERTY

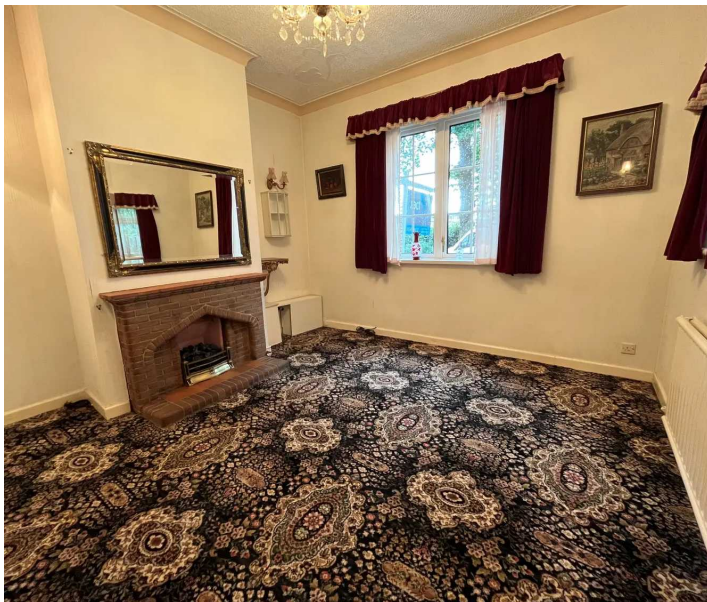
GARAGE

26' 5" x 8' 9" (8.05m x 2.67m)

TOTAL SQUARE FOOTAGE

114.4 sq. m (375.3 sq. ft) approx.

SOUTH FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, all curtains, all blinds, fitted wardrobes in both bedrooms and some light fittings.

ADDITIONAL INFORMATION

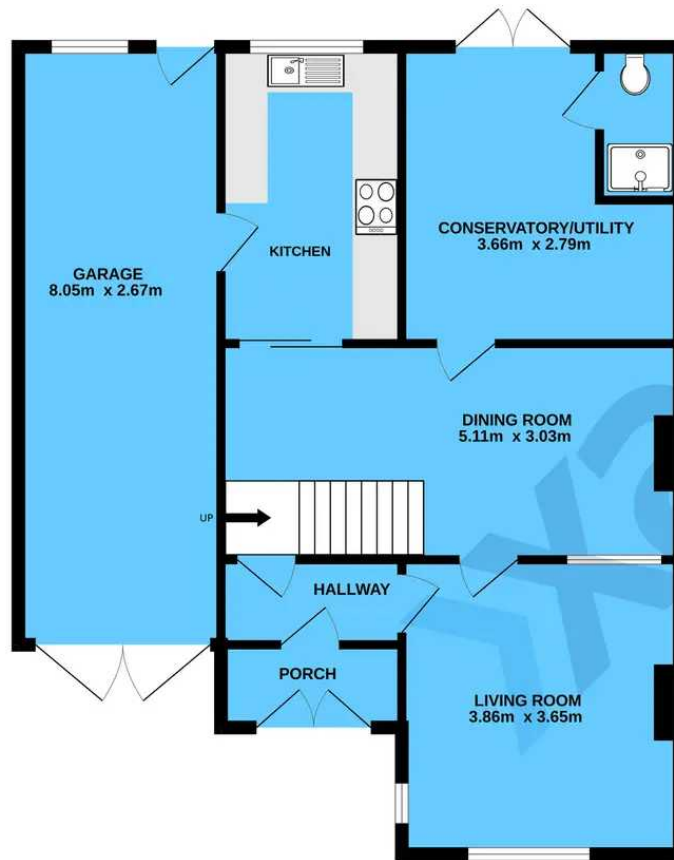
Services: main gas and electricity.

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
80.3 sq.m. approx.



1ST FLOOR
34.0 sq.m. approx.



TOTAL FLOOR AREA : 114.4 sq.m. approx.

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 ©2023

Xact Homes

6 The Square, Solihull - B91 3RB

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

xact
SALES & LETTINGS

