



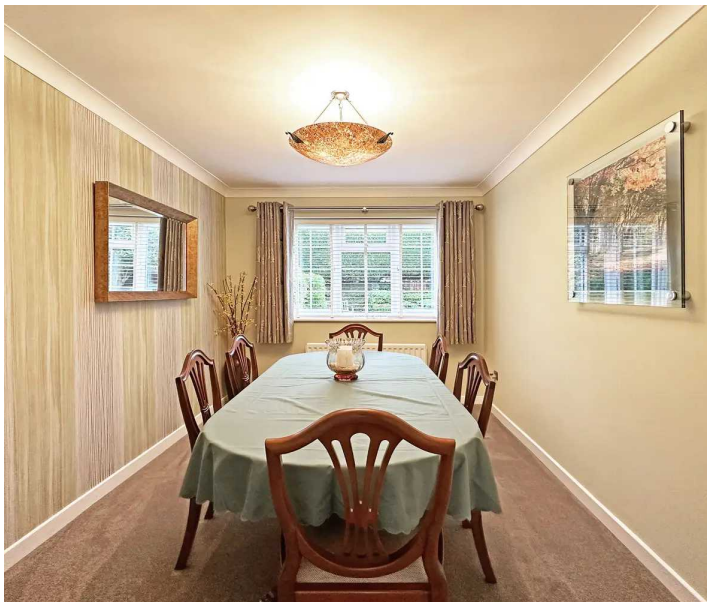
Spooners Close, Solihull

Guide Price £565,000



PROPERTY OVERVIEW

Situated on the popular Damson Parkway Estate, a fantastic opportunity to purchase this impressive four bedroom extended detached which must be viewed internally to be appreciated. This property is immaculately maintained throughout and tastefully decorated and benefits from: gas central heating, double glazing and has the added attraction of a modern refitted German kitchen, two ensuite shower rooms and a family bathroom with a South facing garden. The accommodation in more detail comprises of: entrance hall with feature new oak staircase, guest cloakroom, extended lounge, dining room, extended kitchen/family room, utility, four bedrooms, two ensuites, family bathroom, garage and South 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: E

Tenure: Freehold

- Four Bedroom Extended Detached
- Immaculately Maintained And Decorated
- Internal Viewing Essential
- Spacious Extended Lounge
- Brand New Oak Staircase
- Dining Room
- Luxury Fitted Kitchen/Family Room
- Two Ensuites





ENTRANCE HALLWAY
20' 1" x 5' 11" (6.13m x 1.80m)

WC
8' 2" x 2' 11" (2.49m x 0.89m)

LIVING ROOM
19' 2" x 11' 3" (5.85m x 3.44m)

DINING ROOM
13' 1" x 8' 3" (3.99m x 2.52m)

KITCHEN
12' 8" x 8' 11" (3.85m x 2.72m)

FAMILY ROOM
12' 11" x 7' 3" (3.94m x 2.20m)

LAUNDRY/UTILITY ROOM
7' 2" x 5' 11" (2.19m x 1.81m)

FIRST FLOOR

BEDROOM ONE
12' 0" x 11' 11" (3.65m x 3.64m)

DRESSING ROOM
5' 5" x 5' 4" (1.65m x 1.63m)

ENSUITE
6' 2" x 5' 4" (1.87m x 1.63m)

BEDROOM TWO
14' 11" x 7' 9" (4.54m x 2.36m)

ENSUITE
7' 10" x 7' 9" (2.40m x 2.36m)

BEDROOM THREE
12' 3" x 8' 11" (3.74m x 2.73m)



**BEDROOM FOUR**

9' 5" x 8' 5" (2.87m x 2.56m)

BATHROOM

8' 11" x 5' 7" (2.72m x 1.71m)

OUTSIDE THE PROPERTY**GARAGE**

14' 8" x 7' 3" (4.46m x 2.22m)

TOTAL SQUARE FOOTAGE

104.8 sq,m (1128 sq.ft) approx.

SOUTH FACING GARDEN**ITEMS INCLUDED IN THE SALE**

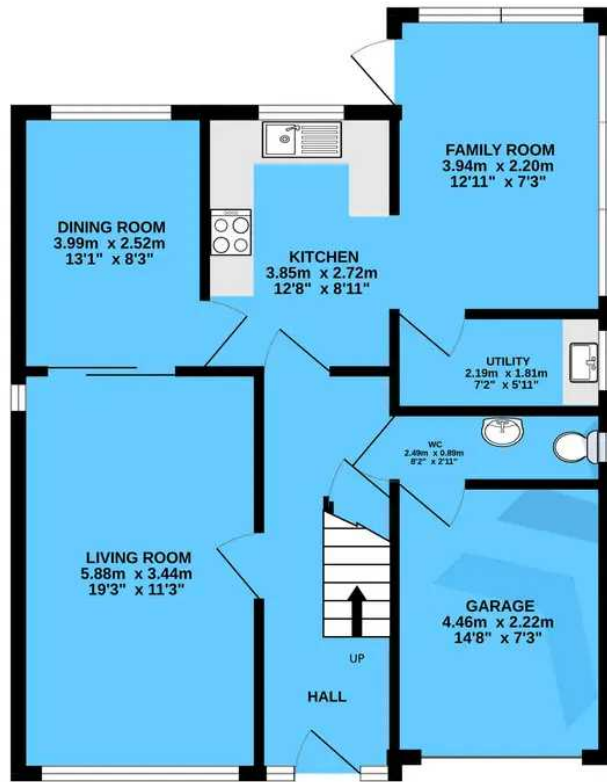
Integrated oven, integrated hob, extractor, fridge, fridge freezer, dishwasher and all carpets.

MONEY LAUNDERING REGULATIONS

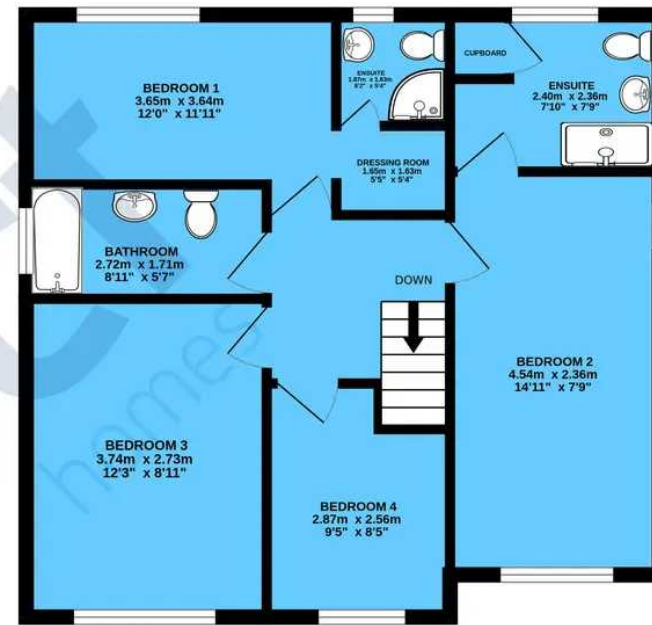
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 104.8 sq.m. (1128 sq.ft.) 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.

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Xact Homes

6 The Square, Solihull - B91 3RB

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

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