



Greswolde Road, Solihull

Guide Price £550,000







#### PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this three bedroom extended detached offered to the market with no upward chain. The property benefits from gas central heating, double glazing and has the added attraction of three reception rooms and a double garage. The accommodation in more detail comprises of: enclosed porch, entrance hall, lounge, dining room, snug/study, kitchen, utility room, downstairs WC, three bedrooms, bathroom with separate WC, double garage and easy maintained 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.







Council Tax band: F

Tenure: Freehold

- Three Bedroom Extended Detached
- No Upward Chain
- Oak Cottage School Catchment
- Early Viewing Essential
- Three Reception Rooms
- Bathroom
- Easy Maintain Garden
- Double Garage







## ENCLOSED PORCH

## ENTRANCE HALL

## LOUNGE

14' 4" x 13' 4" (4.38m x 4.06m)

## DINING ROOM

15' 0" x 13' 4" (4.57m x 4.06m)

## SNUG / STUDY

16' 0" x 7' 10" (4.88m x 2.38m)

## KITCHEN

14' 1" x 8' 4" (4.29m x 2.55m)

## UTILITY ROOM

9' 10" x 6' 10" (3.00m x 2.09m)

## DOWNSTAIRS WC

3' 10" x 3' 3" (1.17m x 1.00m)

## FIRST FLOOR

## BEDROOM ONE

14' 4" x 13' 11" (4.38m x 4.25m)

## BEDROOM TWO

14' 11" x 12' 8" (4.55m x 3.86m)

## BEDROOM THREE

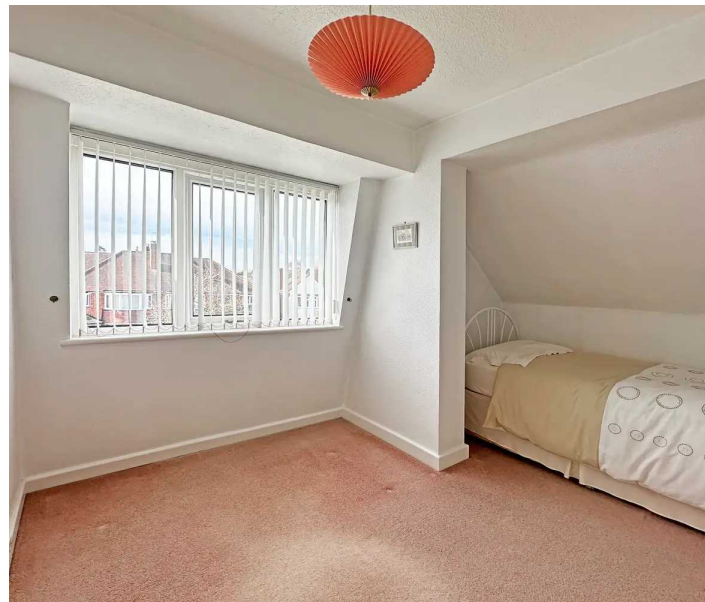
14' 4" x 12' 7" (4.36m x 3.84m)

## BATHROOM

7' 10" x 5' 6" (2.40m x 1.68m)

## SEPARATE WC

5' 2" x 3' 2" (1.57m x 0.96m)



**TOTAL SQUARE FOOTAGE**

Total floor area - 158.1 sq.m. = 1702 sq.ft. approx.

**OUTSIDE THE PROPERTY****DOUBLE GARAGE**

17' 0" x 15' 7" (5.19m x 4.74m)

**EASY MAINTAINED REAR GARDEN****ITEMS INCLUDED IN SALE**

Free standing cooker, extractor, Panasonic microwave, Hotpoint fridge, Indesit freezer, Bosch fridge freezer, John Lewis washing machine, all carpets, all curtains, all blinds, fitted wardrobes in two bedrooms, all light fittings and an electric garage door.

**ADDITIONAL INFORMATION**

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

**MONEY LAUNDERING REGULATIONS**

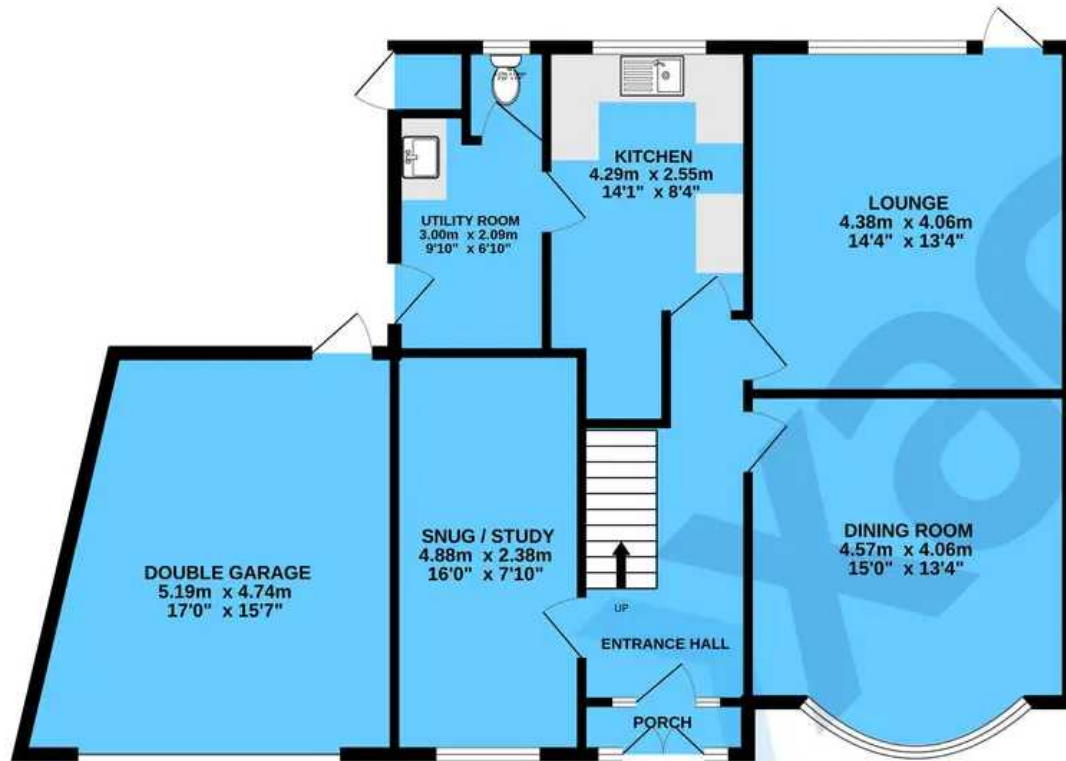
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



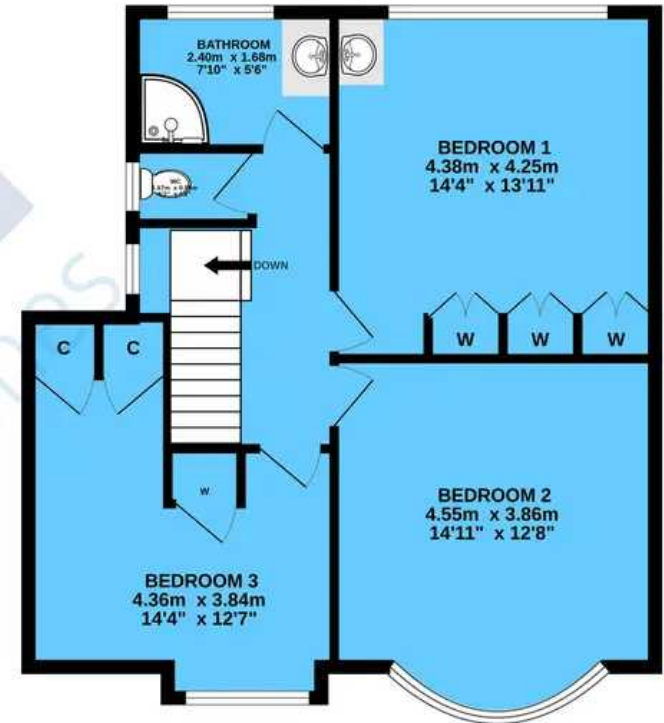




GROUND FLOOR  
95.7 sq.m. (1030 sq.ft.) approx.



1ST FLOOR  
62.4 sq.m. (672 sq.ft.) approx.



TOTAL FLOOR AREA : 158.1 sq.m. (1702 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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