



Stoneleigh Road, Solihull

Guide Price £465,000





Stoneleigh Road

Solihull |

PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this traditional three bedroom semi detached offered to the market with no upward chain. The property benefits from gas central heating and has the added attraction of a south facing garden. The accommodation briefly comprises of: recessed porch, entrance hall, spacious lounge / dining room, kitchen, three bedrooms, bathroom, south facing garden and a garage.

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





- Sort After Location
- No Upward Chain
- Traditional Three Bedroom Semi Detached
- Early Viewing Essential
- Spacious Lounge / Dining Room
- Kitchen
- Bathroom
- South Facing Garden
- Garage





RECESSED PORCH

ENTRANCE HALL

16' 6" x 6' 5" (5.02m x 1.95m)

LOUNGE

15' 4" x 12' 0" (4.67m x 3.65m)

DINING ROOM

12' 5" x 10' 11" (3.79m x 3.34m)

KITCHEN

8' 8" x 8' 1" (2.63m x 2.47m)

FIRST FLOOR

BEDROOM ONE

16' 1" x 10' 3" (4.91m x 3.13m)

BEDROOM TWO

12' 6" x 11' 9" (3.80m x 3.57m)

BEDROOM THREE

11' 5" x 7' 8" (3.48m x 2.34m)

BATHROOM

6' 3" x 5' 4" (1.90m x 1.62m)

WC

3' 8" x 2' 11" (1.12m x 0.88m)

TOTAL SQUARE FOOTAGE

total floor area: 107.8 sq.m . = 1160 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

15' 2" x 7' 11" (4.62m x 2.42m)

SOUTH FACING GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, all carpets, all blinds, fitted wardrobes in bedroom one and two and all light fittings.

ADDITIONAL INFORMATION

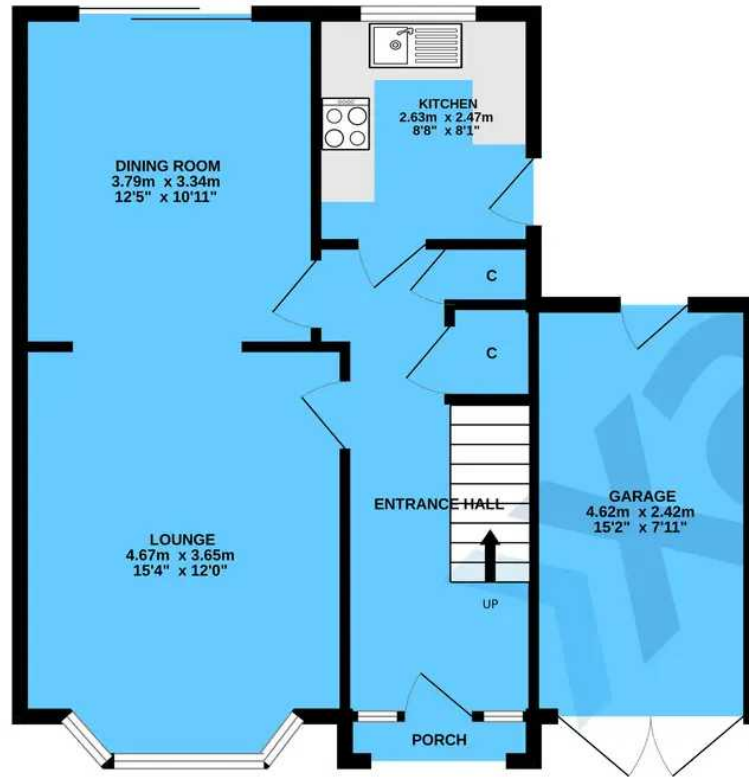
Services - mains gas, electricity and mains sewers.
Loft space - which is partially boarded.

MONEY LAUNDERING REGULATIONS

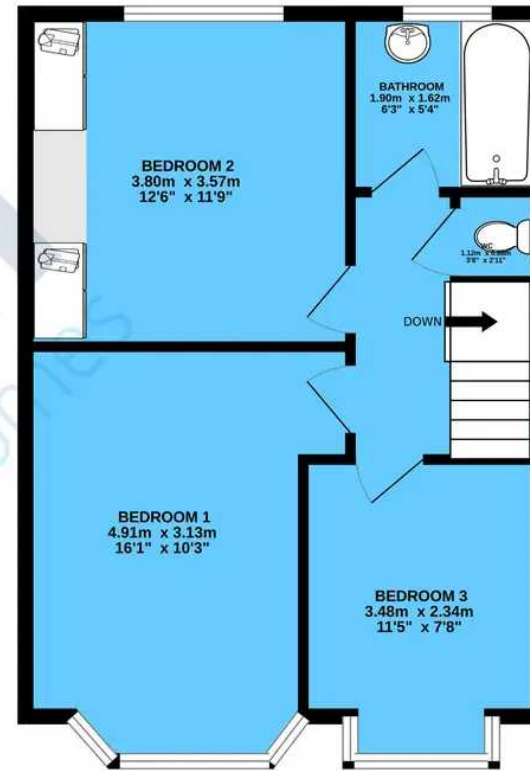
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR
59.7 sq.m. (643 sq.ft.) approx.



1ST FLOOR
48.0 sq.m. (517 sq.ft.) approx.



TOTAL FLOOR AREA : 107.8 sq.m. (1160 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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