



## Kendal Grove, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this impressive two bedroom semi detached which would be ideal for a first time purchaser. This property has been immaculately maintained and decorated, benefits from gas central heating, uPVC double glazing and has the added attraction of a garage conversion adding a family/dining room. This accommodation in more detail comprises of: canopy porch, entrance hall, fitted kitchen, living room, dining/family room, two double bedroom, modern re fitted bathroom and landscaped garden. This property is also within walking distance to Solihull Moors F.C, Damson park and Elmdon park.

## 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: C

Tenure: Freehold

- Two Bedroom Semi Detached
- Immaculately Maintained
- Ideal For A First Time Purchaser
- Entrance Hall
- Modern Re Fitted Kitchen
- Spacious Living Room
- Dining / Family Room
- Luxury Bathroom
- Landscaped Garden







## CANOPY PORCH

## ENTRANCE HALL

## KITCHEN

10' 1" x 5' 4" (3.07m x 1.63m)

## LIVING ROOM

17' 5" x 11' 7" (5.31m x 3.53m)

## DINING / FAMILY ROOM

17' 2" x 7' 4" (5.23m x 2.24m)

## BEDROOM ONE

11' 8" x 9' 7" (3.56m x 2.92m)

## BEDROOM TWO

9' 7" x 8' 6" (2.92m x 2.59m)

## BATHROOM

7' 1" x 5' 7" (2.15m x 1.71m)

## TOTAL SQUARE FOOTAGE

Total floor area: 71.0 sq.m. = 765 sq.ft. approx.

## OUTSIDE THE PROPERTY

## LANDSCAPED GARDEN



**ITEMS INCLUDED IN SALE**

Integrated oven, integrated hob, extractor, fridge freezer, all carpets, all blinds, some light fittings and a garden shed.

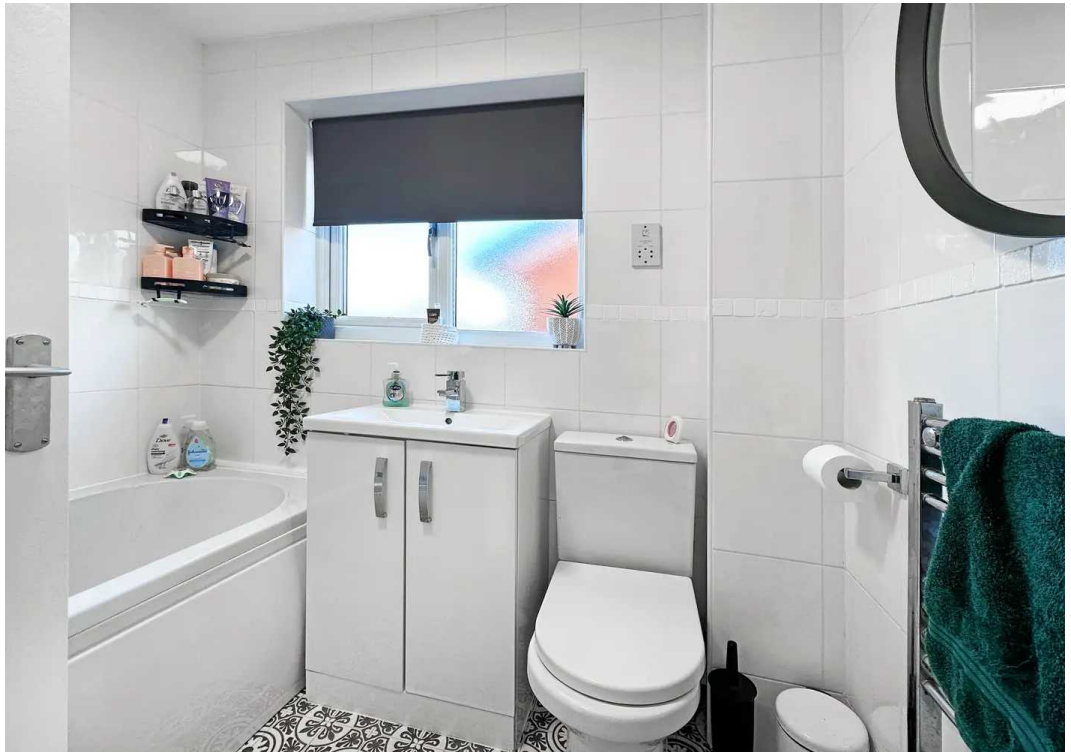
**ADDITIONAL INFORMATION**

Services - mains gas and electricity. Broadband - Zen.  
Loft space - partially boarded with ladder.

**MONEY LAUNDERING REGULATIONS**

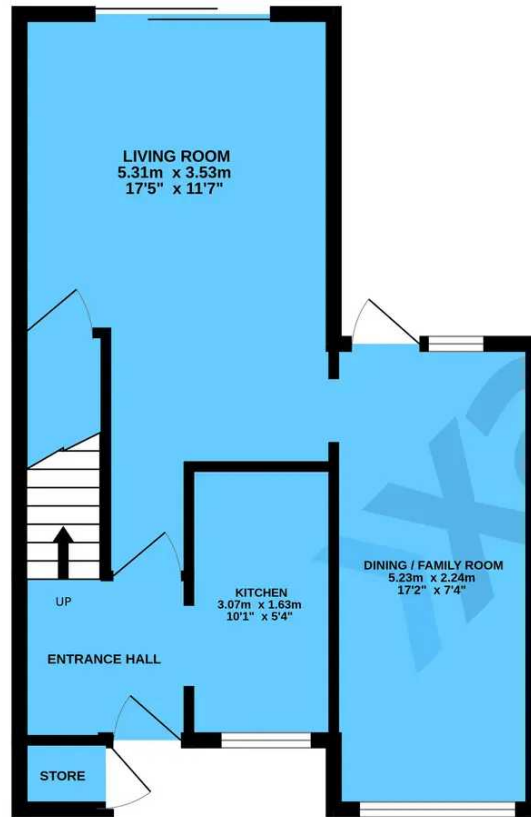
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



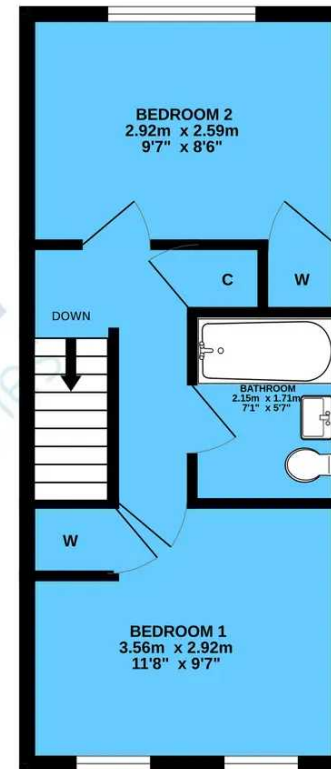




GROUND FLOOR  
41.3 sq.m. (445 sq.ft.) approx.



1ST FLOOR  
29.7 sq.m. (320 sq.ft.) approx.



TOTAL FLOOR AREA: 71.0 sq.m. (765 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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