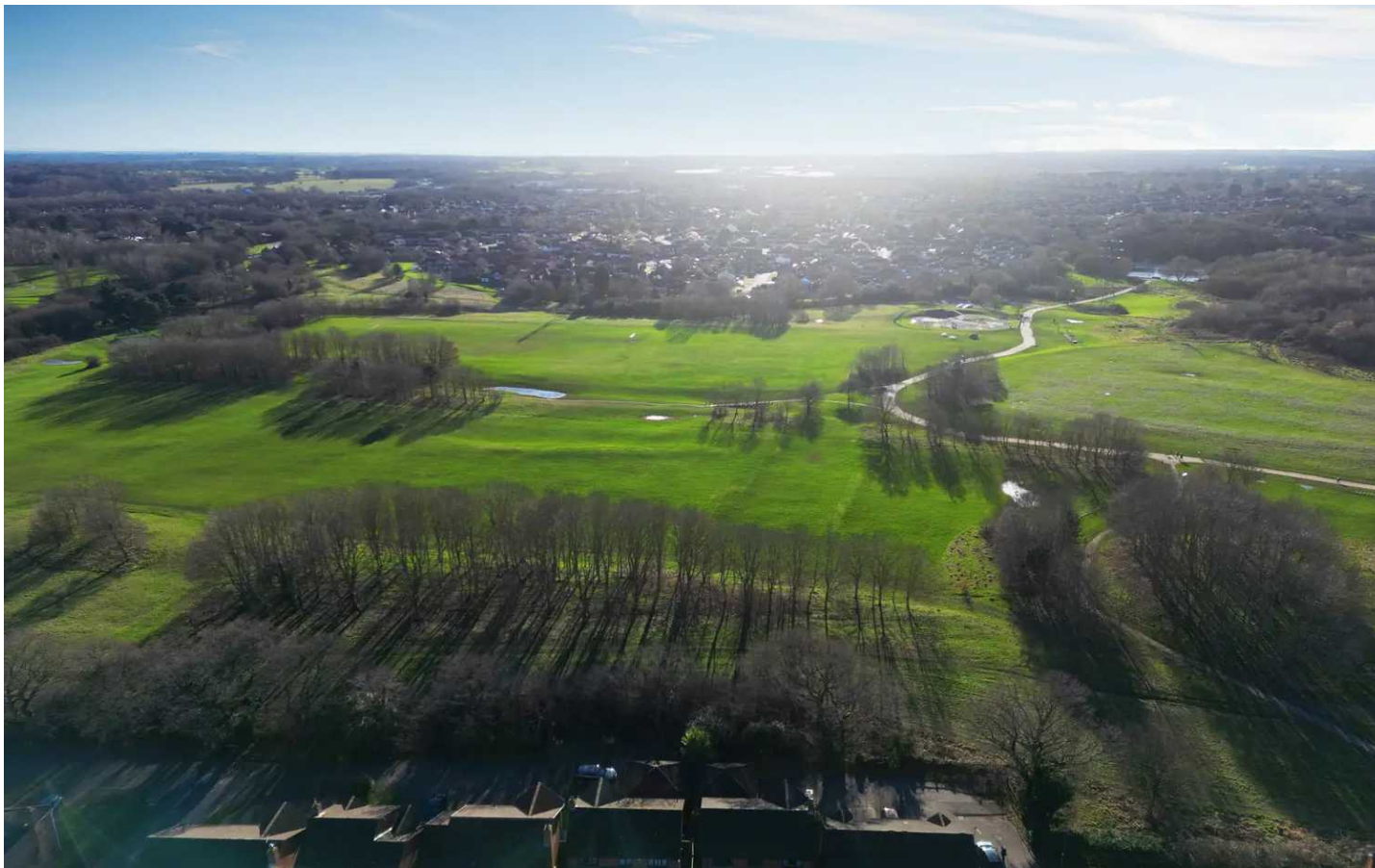




Halstead Grove, Solihull

Offers Over £385,000



PROPERTY OVERVIEW

Situated in a most sought after location overlooking Hilfield Park to the front, an ideal opportunity to purchase this immaculate three bedroom semi detached. This property has been well maintained and decorated, benefits from gas central heating, double glazing and has the added attraction of a large conservatory leading of the lounge/dining room. The property stands within the Tudor Grange Acadamey catchment and briefly comprises of: enclosed porch, entrance hall, modern refitted kitchen, lounge/dining room, uPVC double glazed conservatory, three good sized bedrooms, modern refitted bathroom, single garage and landscaped 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: D

Tenure: Freehold



- Three Bedroom Modern Semi Detached
- Immaculately Maintained
- Superb Views Over Hilfield Park
- Tudor Grange Academy Catchment
- Spacious Lounge/Dining Room
- Modern Refitted Kitchen
- Modern Bathroom
- Garage
- Easy Maintain Landscaped Garden



ENCLOSED PORCH

ENTRANCE HALL

10' 2" x 2' 9" (3.09m x 0.85m)

KITCHEN

10' 2" x 6' 4" (3.10m x 1.92m)

LOUNGE/DINING ROOM

18' 2" x 12' 2" (5.53m x 3.72m)

CONSERVATORY

9' 8" x 8' 10" (2.94m x 2.70m)

FIRST FLOOR

BEDROOM ONE

12' 2" x 9' 10" (3.71m x 2.99m)

BEDROOM TWO

9' 10" x 8' 11" (3.00m x 2.72m)

BEDROOM THREE

10' 5" x 8' 2" (3.17m x 2.48m)

BATHROOM

9' 9" x 7' 5" (2.98m x 2.25m)

TOTAL SQUARE FOOTAGE

Total floor area: 90.7 sq.m. = 976 sq.ft approx.

OUTSIDE THE PROPERTY

LANDSCAPED GARDEN

SINGLE GARAGE

14' 11" x 8' 5" (4.55m x 2.57m)





ITEMS INCLUDED IN SALE

Free standing cooker, integrated oven, integrated hob, extractor, microwave, fridge, freezer, washing machine, tumble dryer, all carpets, all curtains, all blinds, fitted wardrobes in three bedrooms, all light fittings and a garden shed.

ADDITIONAL INFORMATION

Broadband - BT. Loft space - with ladder.

MONEY LAUNDERING REGULATIONS

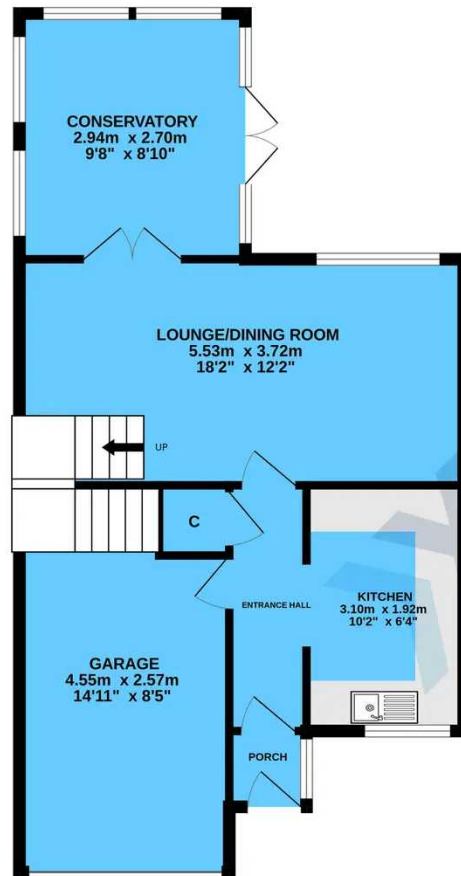
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

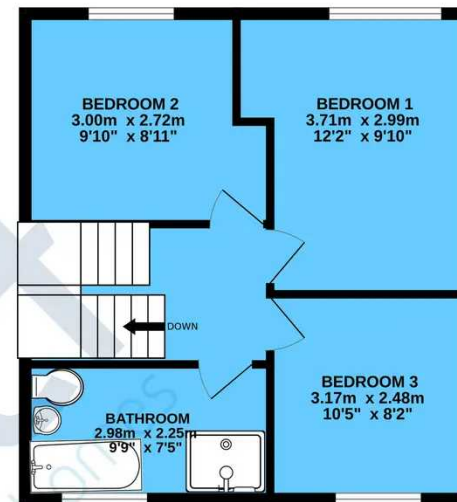
The vendor of this property is related to an employee of Xact Homes.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 90.7 sq.m. (976 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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SALES & LETTINGS

