



Welcombe Grove, Solihull

Guide Price £900,000

xact
EXCLUSIVE





PROPERTY OVERVIEW

Situated in a most sought after location off Alderbrook Road, a fantastic opportunity to purchase this impressive five bedroom extended detached offering spacious family accommodation. This property is within easy walking distance to Solihull Town Centre and benefits from gas central heating, double glazing and briefly comprises of: enclosed porch, entrance hall, guest cloakroom, living room, study, gym, dining room, breakfast room, fitted kitchen, five bedrooms, two ensuite, family bathroom, double garage and south facing rear garden.

The seller (Cala Homes) are able to offer up to £2,000 towards the buyer's legal fees (subject to them using the sellers recommended solicitors)



- Sought After Location Off Alderbrook Road
- Impressive Five Bedroom Extended Detached
- Two Ensuite & Family Bathroom
- Early Viewing Essential
- No Upward Chain
- Spacious Family Home
- Double Garage
- South Facing 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: G

Tenure: Freehold

PORCH

ENTRANCE HALL

12' 6" x 7' 11" (3.81m x 2.41m)

WC

5' 10" x 5' 6" (1.78m x 1.68m)

LIVING ROOM

21' 9" x 13' 4" (6.63m x 4.06m)

STUDY

9' 11" x 9' 5" (3.02m x 2.87m)

GYM

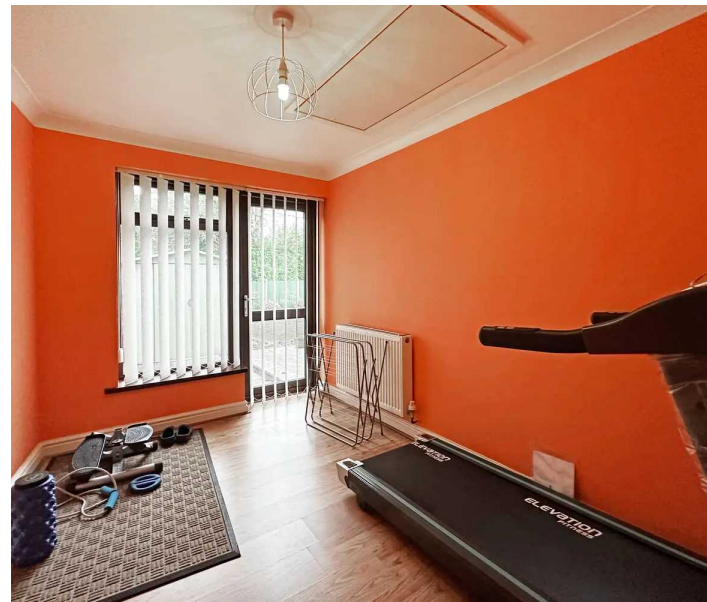
11' 3" x 8' 0" (3.43m x 2.44m)

DINING ROOM

11' 1" x 10' 11" (3.38m x 3.33m)

BREAKFAST ROOM

16' 4" x 8' 10" (4.98m x 2.69m)



**KITCHEN**

13' 5" x 9' 1" (4.09m x 2.77m)

UTILITY

7' 4" x 5' 1" (2.24m x 1.55m)

FIRST FLOOR**BEDROOM ONE**

13' 11" x 10' 6" (4.24m x 3.20m)

ENSUITE

6' 10" x 4' 11" (2.08m x 1.50m)

BEDROOM TWO

15' 0" x 12' 1" (4.57m x 3.68m)

ENSUITE

6' 9" x 2' 7" (2.06m x 0.79m)

BEDROOM THREE

11' 5" x 11' 1" (3.48m x 3.38m)

BEDROOM FOUR

11' 1" x 8' 11" (3.38m x 2.72m)

BEDROOM FIVE

10' 11" x 8' 0" (3.33m x 2.44m)

BATHROOM

10' 4" x 6' 9" (3.15m x 2.06m)

TOTAL SQUARE FOOTAGE

189 sq.m (2034 sq.ft) approx.

OUTSIDE THE PROPERTY**DOUBLE GARAGE**

21' 10" x 17' 9" (6.65m x 5.41m)

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

TBC

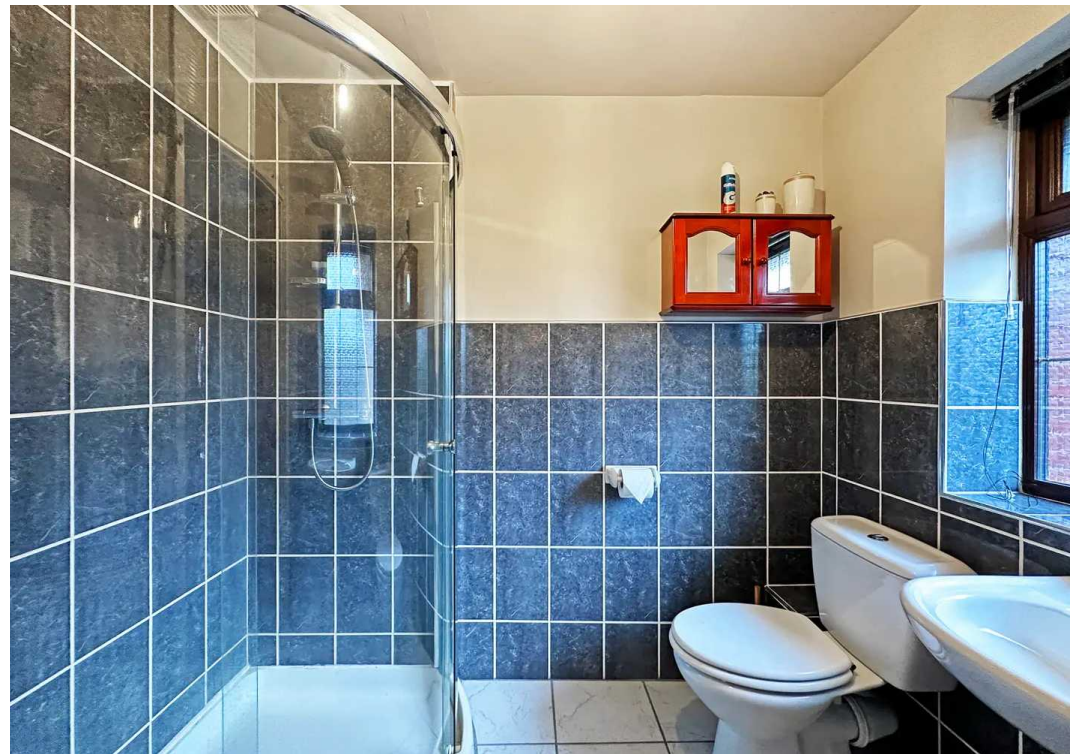


ADDITIONAL INFORMATION

Services - TBC. Broadband - TBC. Loft space - TBC.

MONEY LAUNDERING REGULATIONS

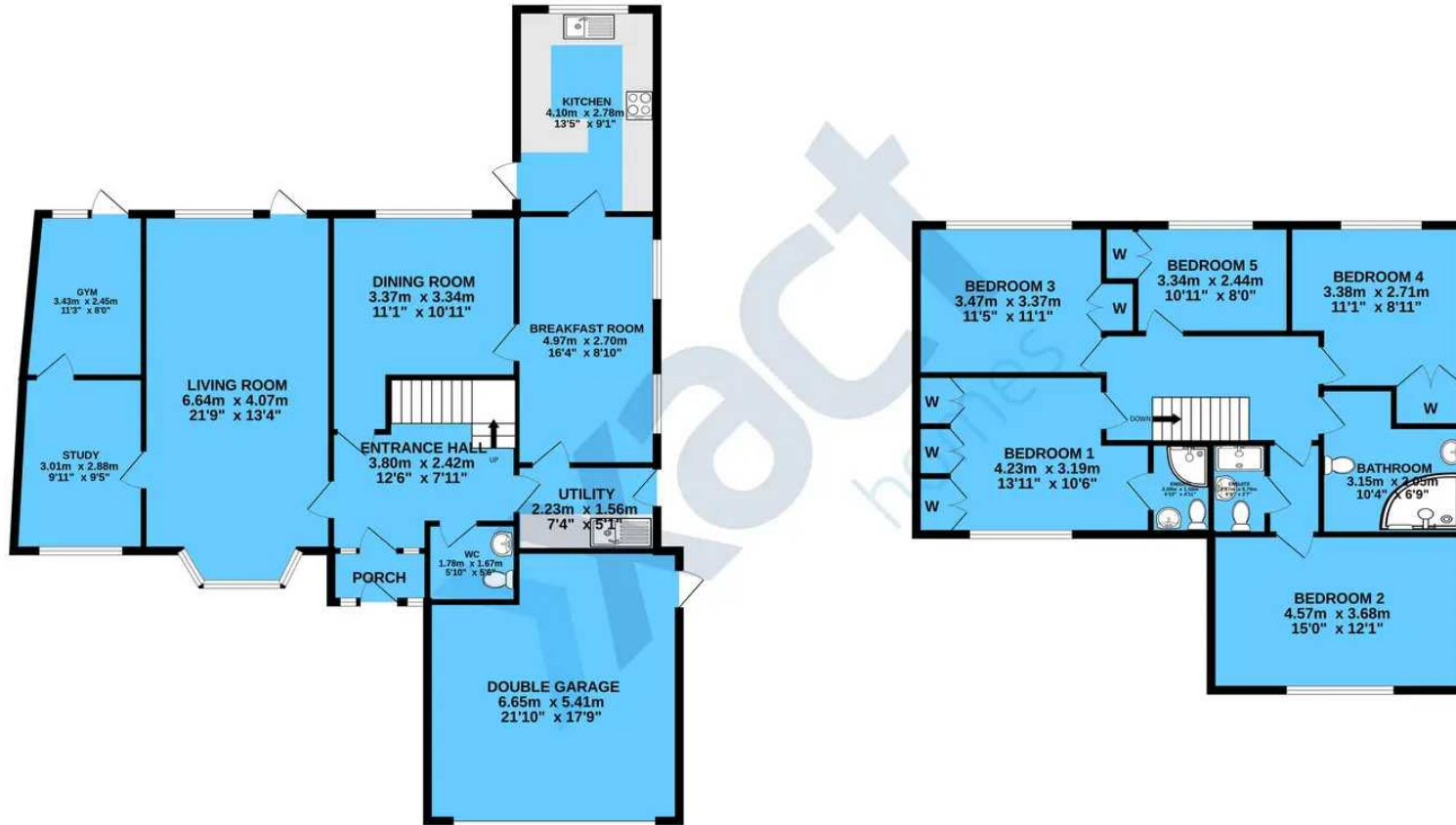
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.





GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 189.0 sq.m. (2034 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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