



Berkswell Close, Solihull

Guide Price £525,000





## PROPERTY OVERVIEW

Presenting an exceptional opportunity for those seeking to create their ideal home, this three bedroom detached dormer bungalow is situated in a peaceful cul-de-sac within Solihull. Boasting a coveted corner plot, this property offers impressive scope for both extension and redevelopment, subject to obtaining the necessary planning permissions. Crucially, this property is being offered with the added bonus of no upward chain. Internally, the property welcomes you into an open plan dual aspect living and dining room, flooded with natural light and featuring sliding doors that grant access to the rear garden. The fitted kitchen, complete with integrated appliances, seamlessly flows into a practical utility room with ample storage options. Two double bedrooms, both benefiting from fitted wardrobes, and a family bathroom complete the ground floor arrangements. Ascending to the first floor, the principal bedroom awaits, featuring an ensuite and fitted wardrobes. Additionally, a generous loft space presents the potential for conversion into an extra bedroom, playroom, or even a home office. Externally, the rear garden offers low maintenance living with its paved design, while a large detached double garage provides further parking and storage facilities.



With its versatility and prime location, this property represents an enticing project for those seeking to create their dream home. Viewing is highly recommended to fully appreciate the potential that this property holds.

#### 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



- Three Bedroom Detached Dormer Bungalow
- NO UPWARD CHAIN
- Potential To Extend Or Redevelop Subject To Planning
- Corner Plot
- Dual Aspect Living / Dining Room
- Fitted Kitchen
- Principal Bedroom With Ensuite & Fitted Wardrobes
- Low Maintenance Rear Garden
- Detached Double Garage



**PORCH**

**HALL**

**LIVING/DINING ROOM**

**LIVING ROOM AREA**

17' 4" x 14' 9" (5.28m x 4.50m)

**DINING ROOM AREA**

12' 5" x 11' 1" (3.78m x 3.38m)

**KITCHEN**

13' 3" x 8' 9" (4.04m x 2.67m)

**UTILITY ROOM**

11' 1" x 6' 5" (3.38m x 1.96m)

**BEDROOM ONE**

11' 1" x 10' 2" (3.38m x 3.10m)

**BEDROOM TWO**

10' 6" x 9' 10" (3.20m x 3.00m)

**BATHROOM**

7' 7" x 7' 5" (2.31m x 2.26m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

14' 1" x 10' 2" (4.29m x 3.10m)

**ENSUITE**

8' 4" x 5' 6" (2.54m x 1.68m)

**TOTAL SQUARE FOOTAGE**

126.6 sq.m (1363 sq.ft) approx.



#### **OUTSIDE THE PROPERTY**

**LOW MAINTENANCE REAR GARDEN**

**DETACHED DOUBLE GARAGE**

**DRIVEWAY PARKING FOR THREE VEHICLES**

#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, curtains, blinds and light fittings, fitted wardrobes in three bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

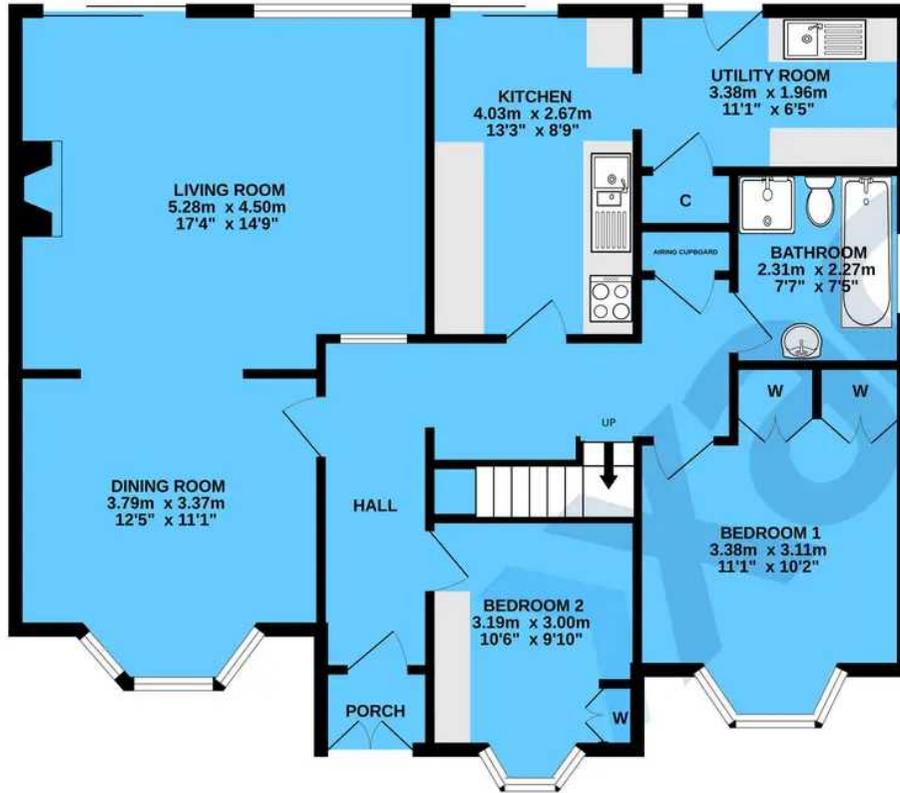
Services - water meter, mains gas, electricity and sewers. Broadband - was Virgin. Loft space - boarded.

#### **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



1ST FLOOR



TOTAL FLOOR AREA : 126.6 sq.m. (1363 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.  
Made with Metropix ©2024

**Xact Homes**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

**xact**  
SALES & LETTINGS

