



Charingworth Road, Solihull

Guide Price £300,000



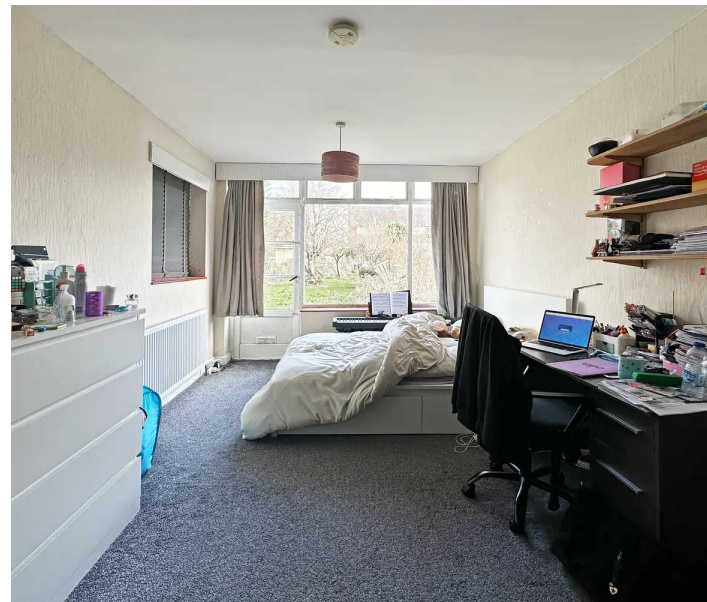
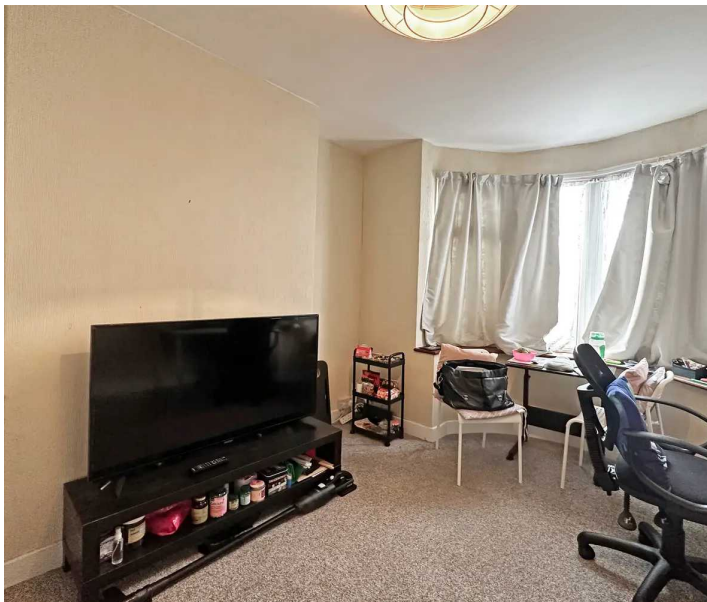


PROPERTY OVERVIEW

A fantastic opportunity to purchase this traditional three bedroom semi detached which would be ideal for a first time purchaser. The property is offered to the market with NO UPWARD CHAIN, benefits from gas central heating, double glazing and has the added attraction of a large establish rear garden. The accommodation briefly comprises of: entrance hall, dining room, extended living room, kitchen, three bedrooms, bathroom, garage and large establish 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.

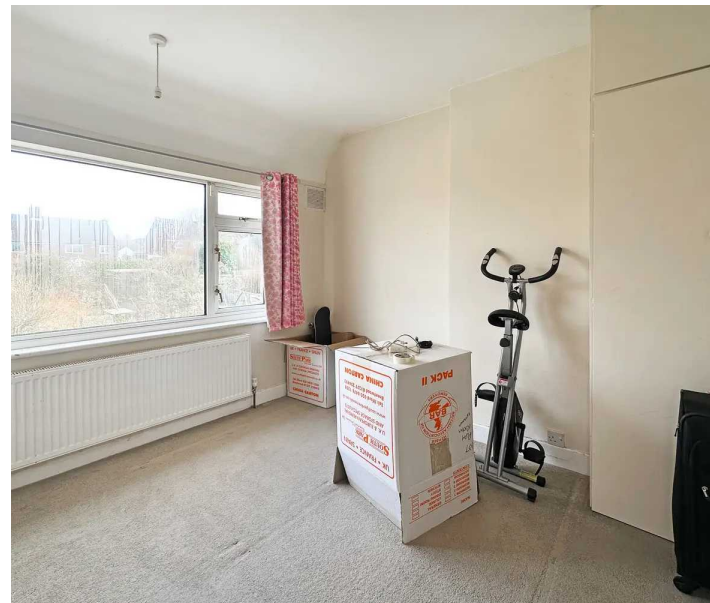




Council Tax band: C

Tenure: Freehold

- Traditional Three Bedroom Semi Detached
- No Upward Chain
- Double Glazed
- Gas Central Heating
- Entrance Hall
- Dining Room
- Extended Lounge
- Kitchen
- Bathroom
- Large Garden





PORCH

ENTRANCE HALL

DINING ROOM

11' 11" x 10' 0" (3.62m x 3.04m)

LIVING ROOM

18' 1" x 9' 10" (5.50m x 3.00m)

KITCHEN

8' 10" x 7' 6" (2.70m x 2.28m)

FIRST FLOOR

BEDROOM ONE

12' 4" x 10' 0" (3.75m x 3.04m)

BEDROOM TWO

10' 6" x 10' 0" (3.19m x 3.04m)

BEDROOM THREE

8' 6" x 7' 7" (2.60m x 2.30m)

BATHROOM

7' 5" x 5' 3" (2.26m x 1.61m)

TOTAL SQUARE FOOTAGE

Total floor area: 87.0 sq.m. = 936 sq.ft. approx.





OUTSIDE THE PROPERTY

GARAGE

LARGE ESTABLISH GARDEN

ITEMS INCLUDED IN SALE

TBC

MONEY LAUNDERING REGULATIONS

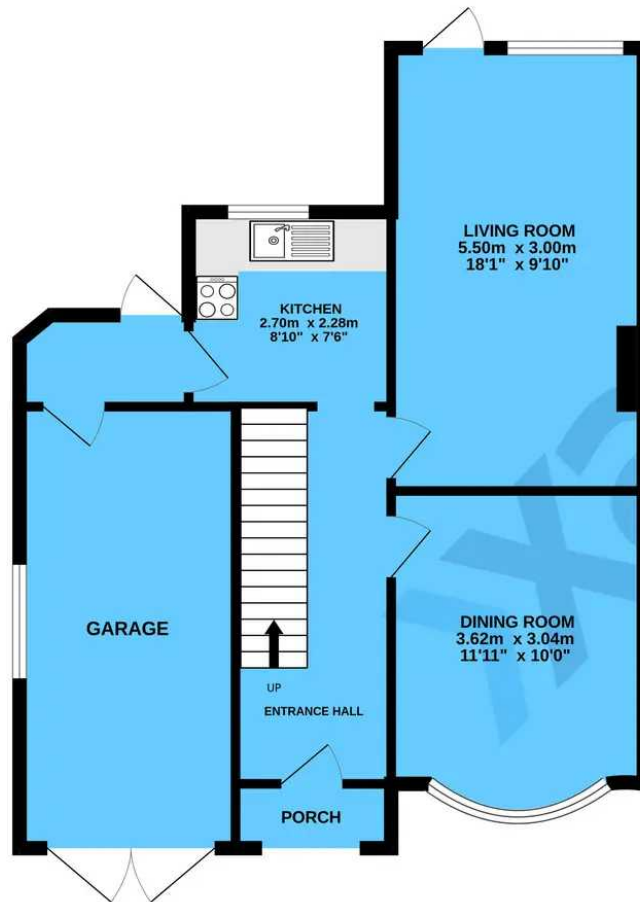
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

DISCLAIMER

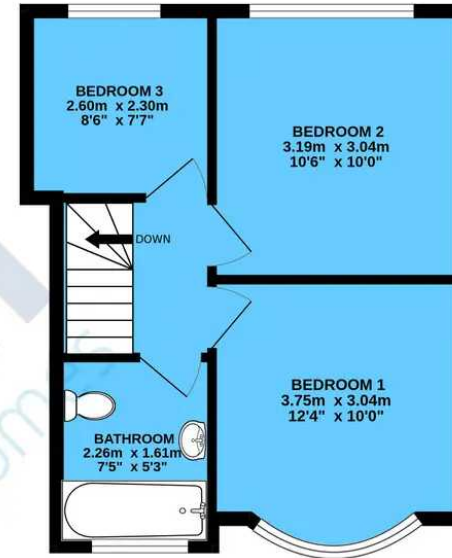
The vendor of this property is an employee of Xact Homes.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 87.0 sq.m. (936 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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