



Horse Shoes Lane, Birmingham

£275,000





PROPERTY OVERVIEW

Nestled in a desirable location, this large three-bedroom semi-detached property presents a lucrative opportunity for first-time buyers/investors/builders seeking a project. In need of modernisation, this home boasts vast potential for extension, subject to planning consent, offering ample scope for personalisation and enhancement.

Upon entering via a porch leading to an inviting hallway, the ground floor accommodation unfolds to reveal a generously sized extended living room affording picturesque views of the rear garden. The fitted kitchen featuring a practical breakfast island, ensuring effortless flow for every-day living.

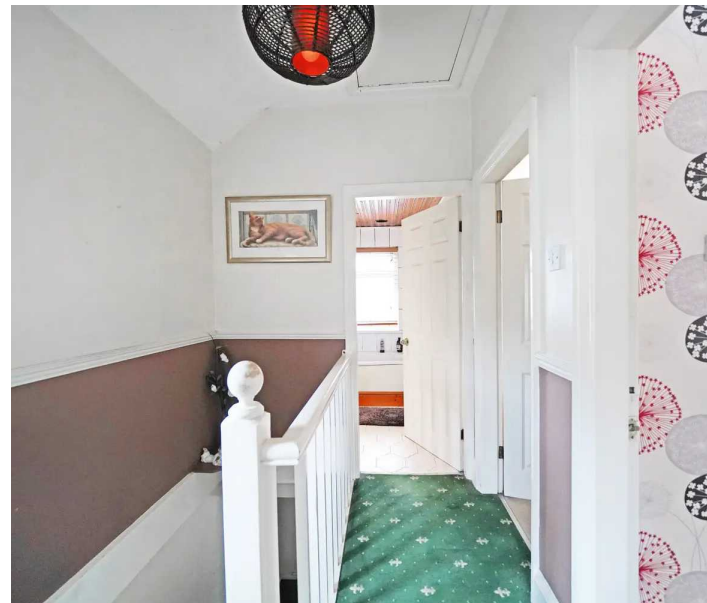
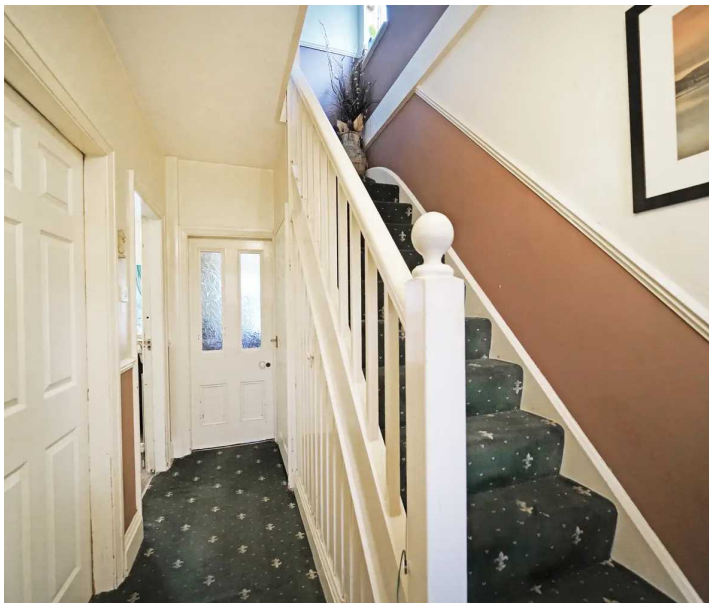




On the upper level, three good sized bedrooms, all enhanced with fitted wardrobes, are serviced by a family bathroom. Externally, the property showcases a substantial south east facing rear garden, predominantly laid with lawn. The ample parking facilities, inclusive of a large driveway, a double tandem garage, and supplementary parking accessed via a private gate to the rear of the property offering convenience and potential for a summer house or home office addition. Undoubtedly a prime investment opportunity in close proximity to local amenities, this property awaits its next discerning owner to realise its full potential.

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.

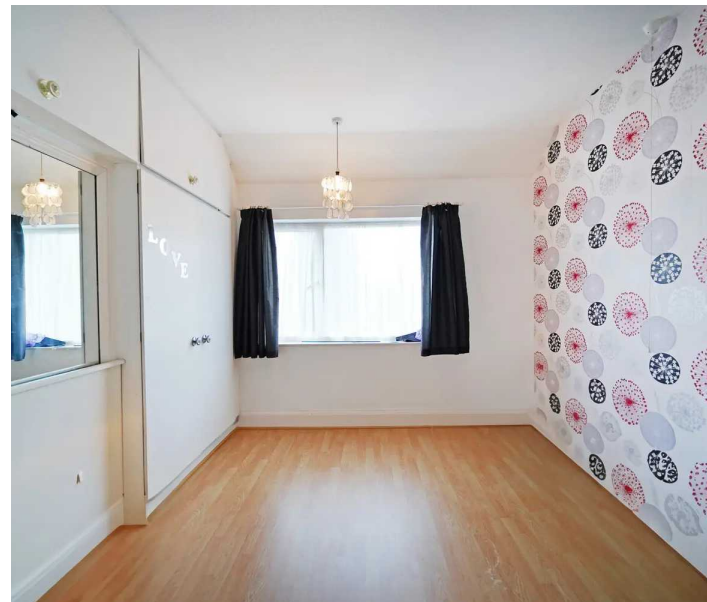




Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Property
- In Need Of Modernisation
- Ideal For First Time Buyers Or Investors
- Scope For Extension Subject To Planning Permission
- Extended Living Room & Dining Room
- Fitted Kitchen
- Double Tandem Garage & Drive Way
- Large South East Facing Rear Garden
- Private Gated Parking Spaces To Rear





PORCH

HALLWAY

LIVING ROOM

17' 4" x 10' 11" (5.29m x 3.33m)

DINING ROOM

11' 5" x 9' 9" (3.49m x 2.96m)

KITCHEN

14' 9" x 10' 5" (4.49m x 3.17m)

FIRST FLOOR

BEDROOM ONE

12' 5" x 9' 1" (3.79m x 2.77m)

BEDROOM TWO

11' 5" x 9' 1" (3.49m x 2.76m)

BEDROOM THREE

9' 11" x 6' 0" (3.03m x 1.84m)

BATHROOM

7' 6" x 5' 11" (2.28m x 1.81m)

TOTAL SQUARE FOOTAGE

Total floor area: 114.0 sq.m. = 1227 sq.ft. approx.

OUTSIDE THE PROPERTY

SOUTH EAST FACING REAR GARDEN

DOUBLE TANDEM GARAGE

27' 0" x 6' 9" (8.22m x 2.05m)





ITEMS INCLUDED IN SALE

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

ADDITIONAL INFORMATION

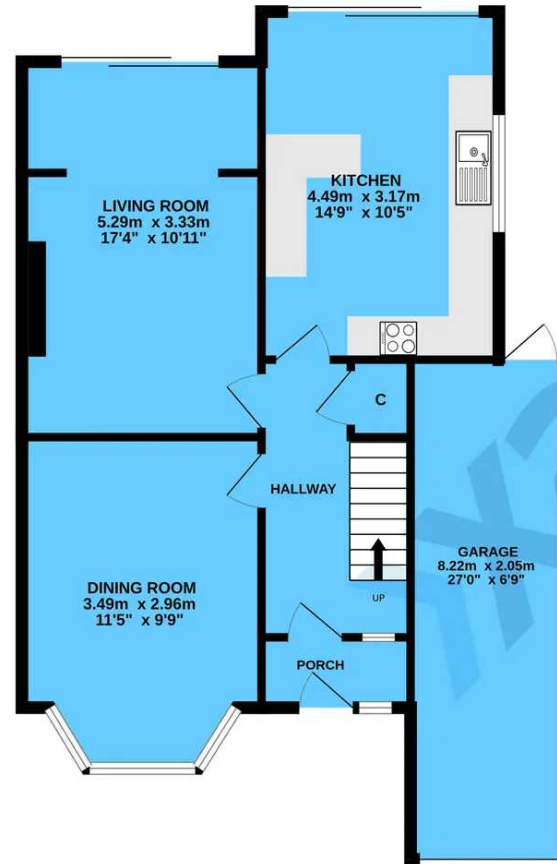
Services - mains gas and electricity. Broadband - BT. Loft space - boarded with lighting.

MONEY LAUNDERING REGULATIONS

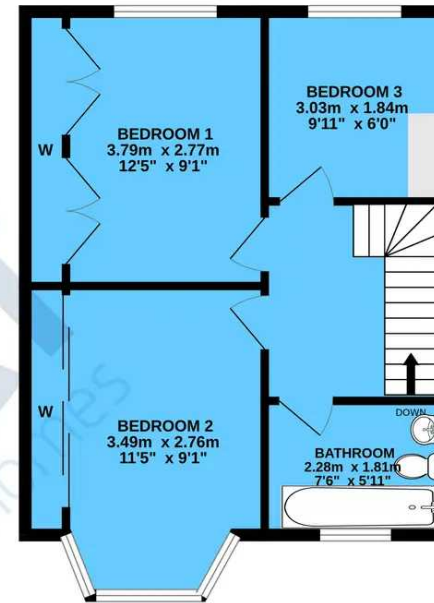
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 114.0 sq.m. (1227 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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