



## Meadow Grove, Solihull

Guide Price £375,000



## PROPERTY OVERVIEW

Presenting a charming three bedroom semi-detached house nestled on a tranquil road in the sought-after area of Solihull, this residence embodies comfort and convenience with the added potential to extend subject to necessary planning permission. Just a stone's throw away from local amenities and reputable schools, its prime location ensures a quality lifestyle. Upon arrival, a block paved driveway greets you, offering ample parking space for multiple vehicles. Step inside to discover an inviting entrance hallway leading to the ground floor living spaces, comprising a spacious living room, a delightful dining room, and a well-appointed kitchen with integrated appliances and serene garden views. Moving to the first floor, three bedrooms await, including a generously proportioned principal bedroom featuring fitted wardrobes. A family bathroom serves all bedrooms. The property boasts a charming rear garden, perfect for relaxation. Additionally, a single garage adds to the convenience of this appealing residence. Experience a harmonious blend of comfort and practicality in this lovely property.





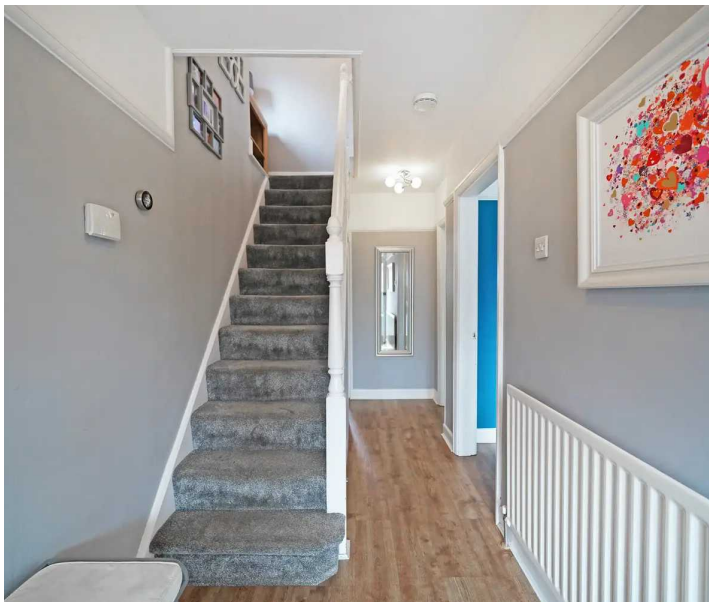
## PROPERTY LOCATION

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 Semi-Detached Property
- Set On A Quiet Road In Solihull
- Potential To Extend Subject To Planning Permission
- Living Room & Dining Room
- Fitted Kitchen
- Principal Bedroom With Fitted Wardrobes
- Family Bathroom
- Lawn Rear Garden
- Driveway & Single Garage





#### **PORCH**

#### **ENTRANCE HALLWAY**

#### **LIVING ROOM**

14' 4" x 11' 11" (4.37m x 3.63m)

#### **DINING ROOM**

14' 6" x 11' 5" (4.42m x 3.48m)

#### **KITCHEN**

7' 10" x 7' 10" (2.39m x 2.39m)

#### **WC**

5' 2" x 2' 10" (1.57m x 0.86m)

#### **FIRST FLOOR**

#### **PRINCIPAL BEDROOM**

14' 3" x 9' 3" (4.34m x 2.82m)

#### **BEDROOM TWO**

14' 3" x 8' 10" (4.34m x 2.69m)

#### **BEDROOM THREE**

8' 1" x 6' 0" (2.46m x 1.83m)

#### **BATHROOM**

7' 4" x 7' 0" (2.24m x 2.13m)

#### **TOTAL SQUARE FOOTAGE**

89 sq.m (958 sq.ft) approx.

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

14' 11" x 7' 10" (4.55m x 2.39m)

#### **CHARMING REAR GARDEN**

**ITEMS INCLUDED IN THE SALE**

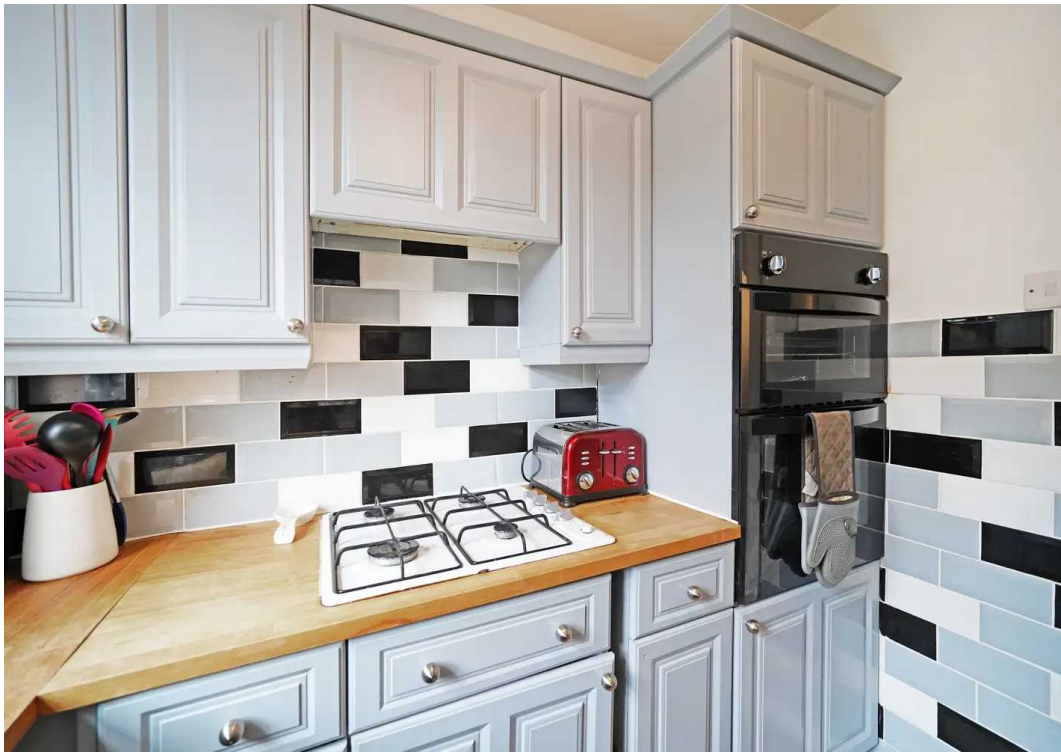
Integrated oven, integrated hob, extractor, fridge/freezer, dishwasher, all carpets, curtains and light fittings and fitted wardrobes in two bedrooms.

**ADDITIONAL INFORMATION**

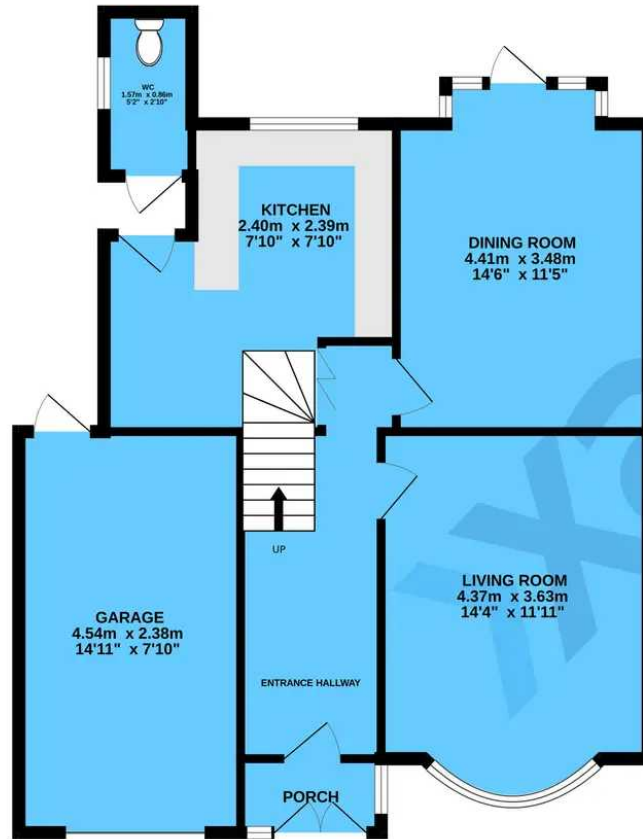
Services - mains gas, electricity and sewers.  
Broadband - Vodafone - fibre optic. Loft space - with lighting.

**MONEY LAUNDERING REGULATIONS**

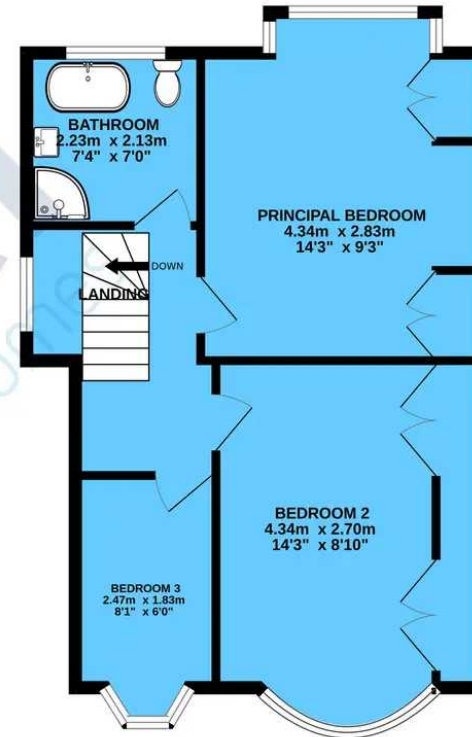
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 89.0 sq.m. (958 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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# Xact Homes

6 The Square, Solihull - B91 3RB

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

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