



Meadow Grove, Solihull

Guide Price £415,000



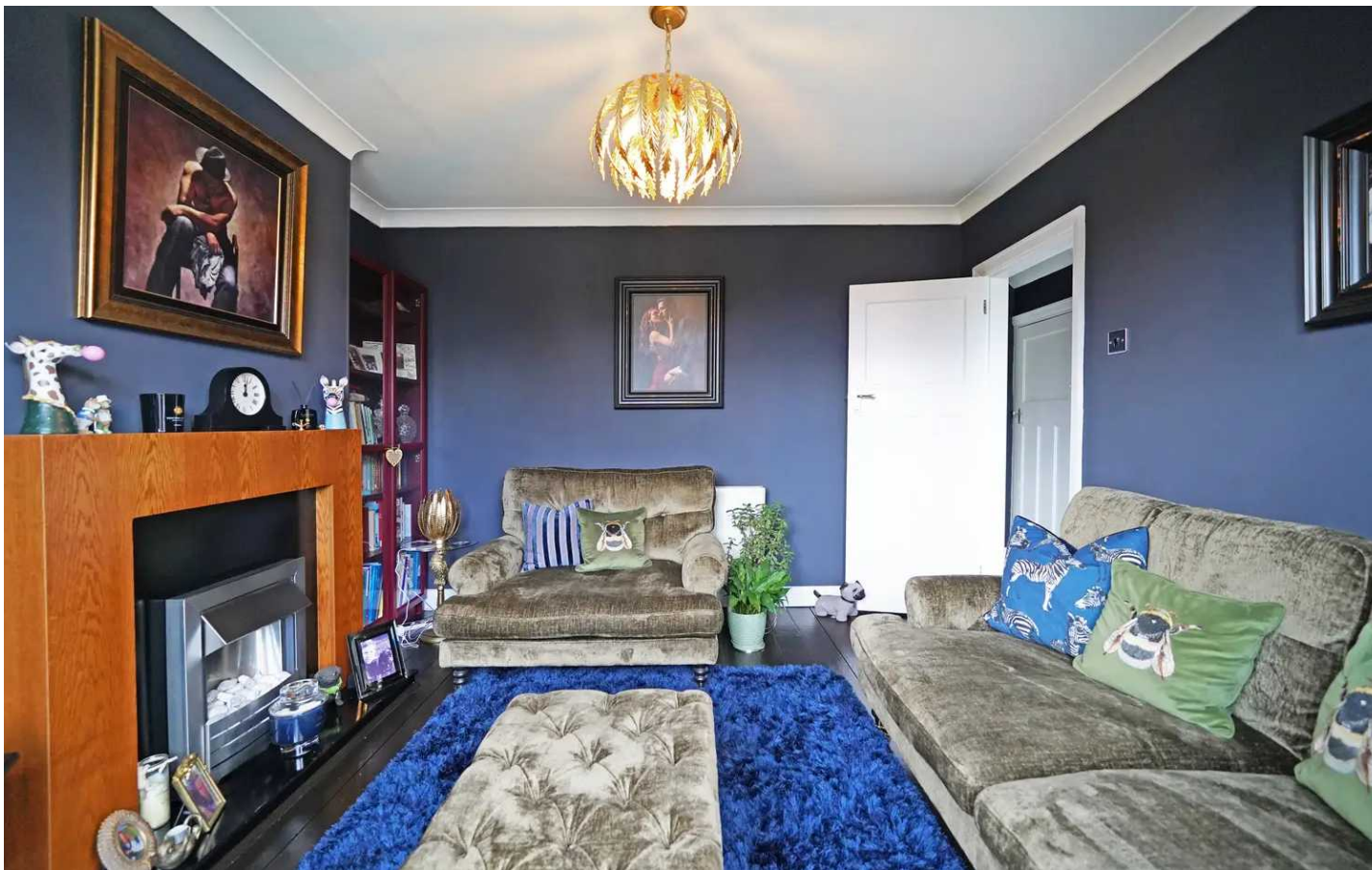


## PROPERTY OVERVIEW

Nestled on a tranquil road within close proximity to local schools and amenities, this immaculately presented three-bedroom semi-detached property embodies the essence of a delightful family home. Boasting potential for extension with granted planning permission, this residence offers a promise of future growth and customization.

Upon entering, an inviting hallway with ample storage seamlessly connects to the ground floor living spaces. The expansive living room features a charming fireplace, while the versatile dining room basks in natural light but also offers a gas fire. The property also includes a fitted kitchen, a convenient utility room, perfect for laundry, adjacent to a downstairs toilet, and a single garage for added practicality.

Ascending to the first floor reveals three bedrooms, two of which are generously sized doubles and the third is big enough for a single bed or perfect for a nursery. All bedrooms are complemented by a modern family bathroom. Outside, a private south east facing rear garden offers a low-maintenance retreat with a delightful patio area and outdoor tap with a generous sized driveway.

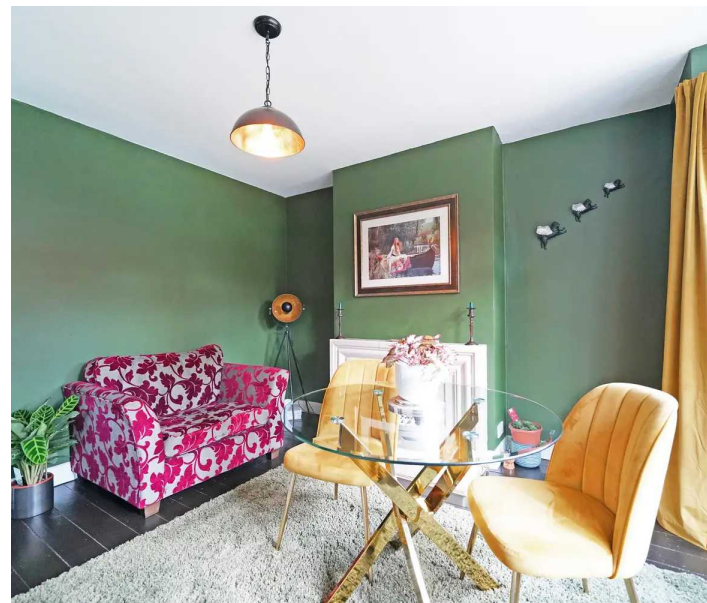


#### PROPERTY LOCATION

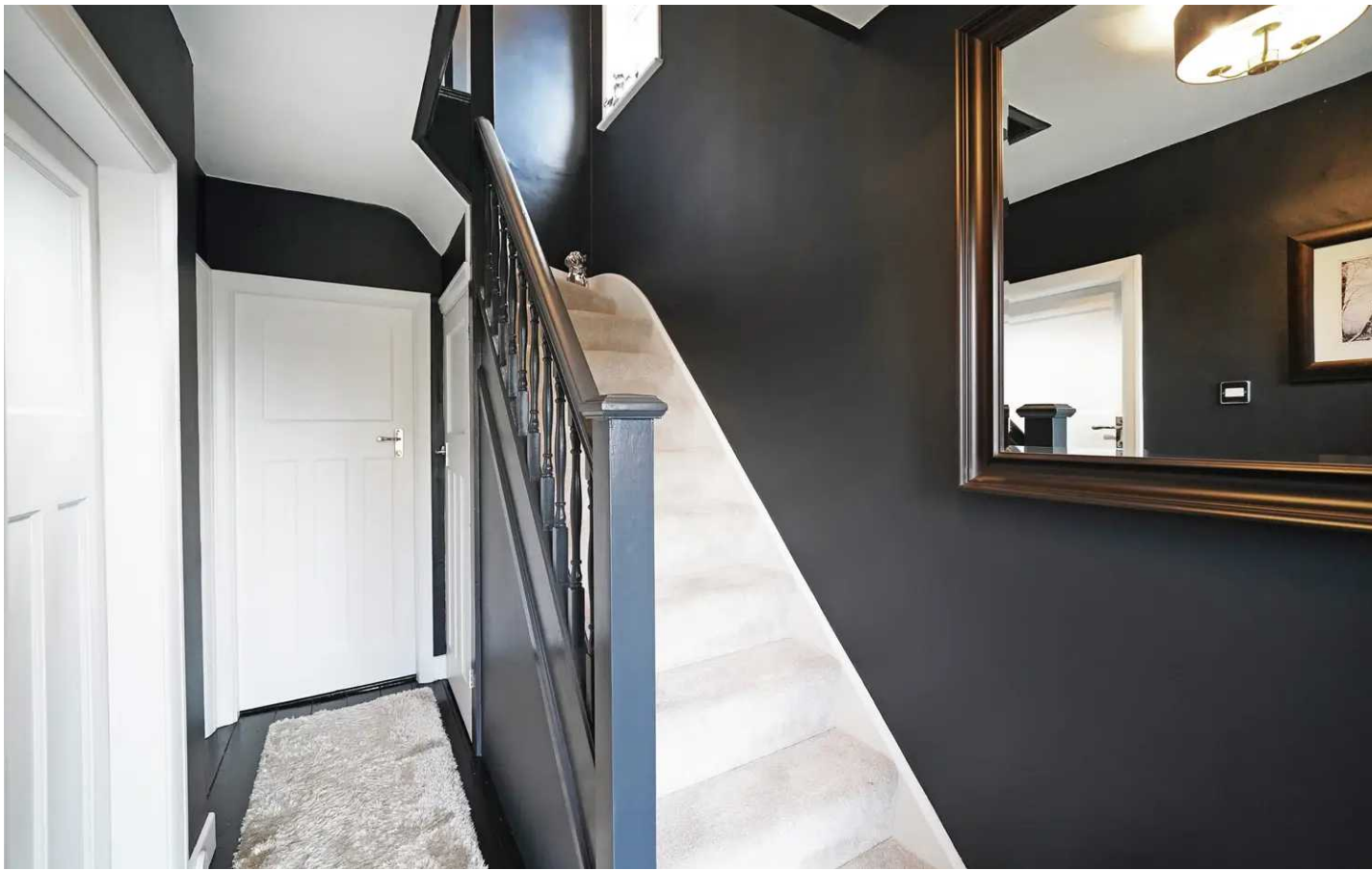
Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services 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
- Immaculately Presented Throughout
- Full Planning Permission Granted
- Quiet Road Close To Local Schools
- Living Room & Dining Room
- Fitted Kitchen
- Practical Utility Room
- Modern Family Bathroom
- Beautiful Rear Garden



**PORCH**

**HALLWAY**

**LIVING ROOM**

12' 10" x 11' 11" (3.92m x 3.63m)

**DINING ROOM**

13' 5" x 11' 5" (4.08m x 3.49m)

**KITCHEN**

11' 6" x 7' 10" (3.51m x 2.39m)

**UTILITY ROOM**

12' 8" x 5' 4" (3.86m x 1.62m)

**WC**

3' 10" x 2' 6" (1.17m x 0.76m)

**FIRST FLOOR**

**BEDROOM ONE**

13' 11" x 11' 6" (4.24m x 3.50m)

**BEDROOM TWO**

11' 6" x 10' 9" (3.51m x 3.28m)

**BEDROOM THREE**

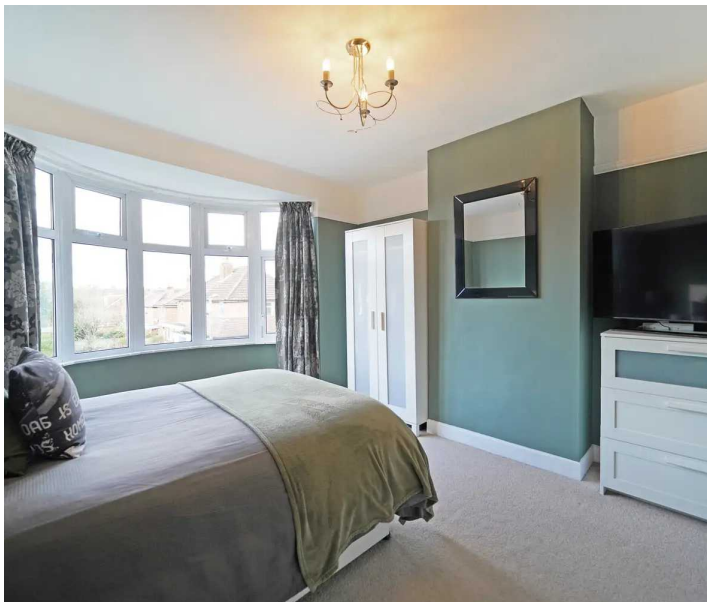
7' 7" x 6' 0" (2.30m x 1.83m)

**BATHROOM**

8' 0" x 7' 11" (2.43m x 2.42m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 106.0 sq.m. = 1141 sq.ft. approx.





## **OUTSIDE THE PROPERTY**

### **SOUTH EAST FACING REAR GARDEN**

#### **GARAGE**

14' 10" x 7' 9" (4.52m x 2.35m)

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

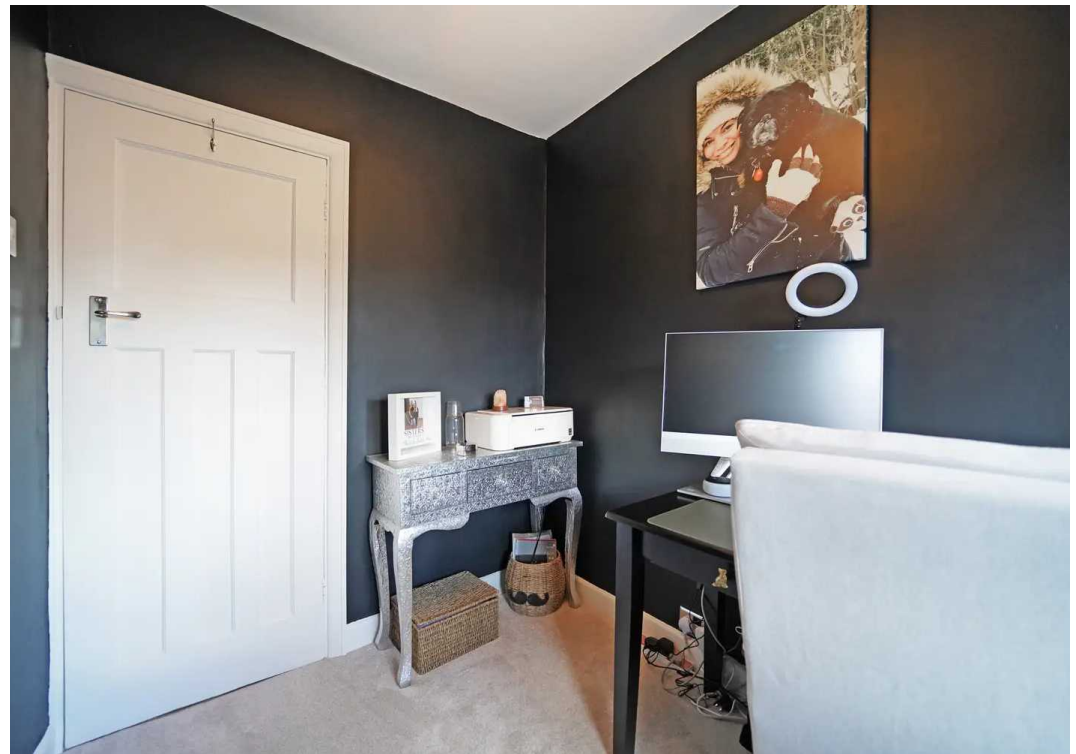
Whirlpool integrated oven, Whirlpool integrated hob, Necht extractor, Bosch dishwasher (which is under 12 months old), all carpets, some curtains, all blinds, fitted wardrobes in one bedroom and some light fittings.

#### **ADDITIONAL INFORMATION**

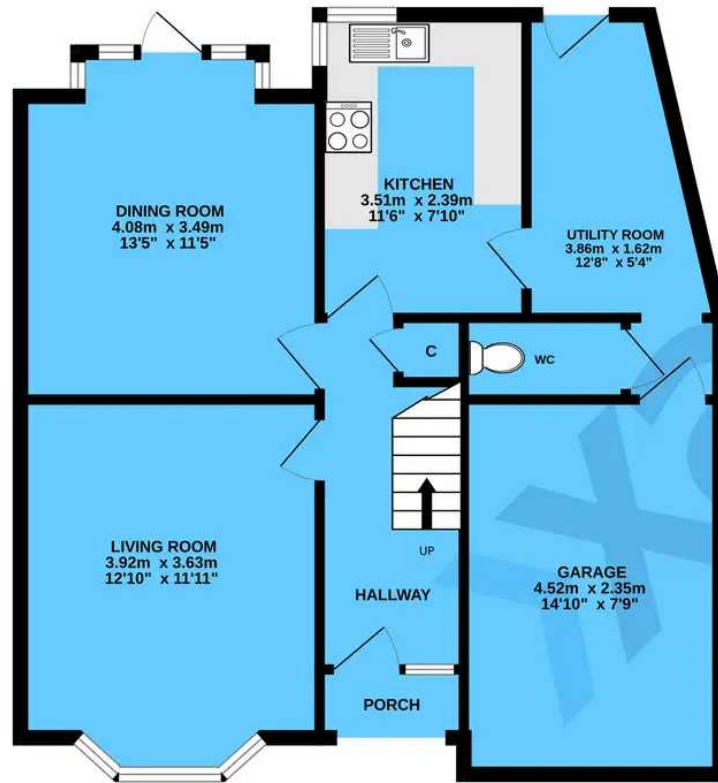
Services - mains gas, electricity and mains sewers. The property also has a Smart Hive thermostat. Broadband - Virgin. Loft space - professionally boarded with ladder and lighting. There is a fully serviced Worcester Bosch Greenstar boiler with 5.5 years remaining warranty on it. (Installed 08/22)

#### **MONEY LAUNDERING REGULATIONS**

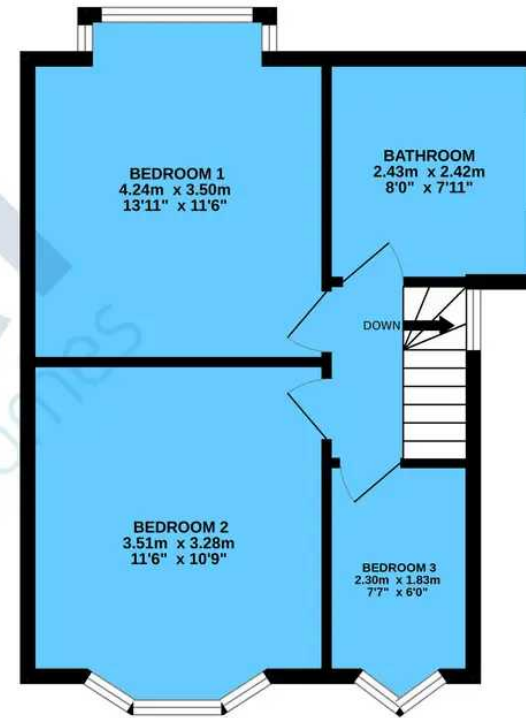
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 106.0 sq.m. (1141 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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