



## Walsgrave Drive, Solihull

Guide Price £210,000







## PROPERTY OVERVIEW

Situated on a quiet and desirable road in Solihull, this end-terrace property presents a prime opportunity for first-time buyers or keen investors alike. Boasting three bedrooms, this residence is in need of modernisation, allowing for a blank canvas to create a bespoke living space. The absence of upward chain provides a seamless purchase process for prospective buyers. Upon entering, a spacious hallway welcomes you into the home, leading to a large living room that offers views of the front aspect. The kitchen, located at the rear, presents an efficient layout for meal preparation and dining. Upstairs, the first floor accommodates three bedrooms, each serviced by a family bathroom. Benefiting from its central location and close proximity to local amenities, this property offers both convenience and potential for a discerning buyer seeking to make their mark on a well-positioned residence. Take advantage of this opportunity to transform this property into a charming and comfortable home.







## 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 End-Terrace Property
- On A Quiet & Desirable Road In Solihull
- Prime Opportunity For First Time Buyers Or Keen Investors
- In Need Of Some Modernisation
- No Upward Chain
- Living Room
- Kitchen/Diner
- Three Bedrooms
- Bathroom & Separate WC

## PORCH

5' 11" x 3' 3" (1.80m x 0.99m)

## HALLWAY

## LIVING ROOM

14' 9" x 11' 10" (4.50m x 3.61m)



**KITCHEN/DINER**

18' 10" x 10' 0" (5.74m x 3.05m)

**REAR PORCH**

6' 4" x 4' 9" (1.93m x 1.45m)

**FIRST FLOOR****BEDROOM ONE**

12' 2" x 10' 2" (3.71m x 3.10m)

**BEDROOM TWO**

10' 0" x 9' 2" (3.05m x 2.79m)

**BEDROOM THREE**

9' 10" x 7' 1" (3.00m x 2.16m)

**BATHROOM**

10' 6" x 5' 7" (3.20m x 1.70m)

**SEPARATE WC**

4' 3" x 4' 2" (1.30m x 1.27m)

**TOTAL SQUARE FOOTAGE**

86 sq.m (926 sq.ft) approx.

**OUTSIDE THE PROPERTY****STORE**

7' 9" x 5' 7" (2.36m x 1.70m)

**REAR GARDEN****ITEMS INCLUDED IN THE SALE**

Sold as seen.

**ADDITIONAL INFORMATION**

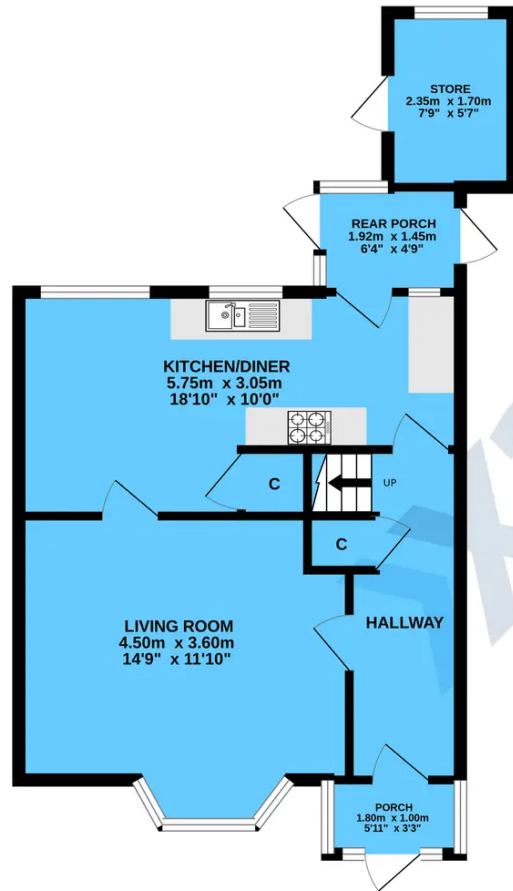
Services - mains gas, electricity and sewers.

**MONEY LAUNDERING REGULATIONS**

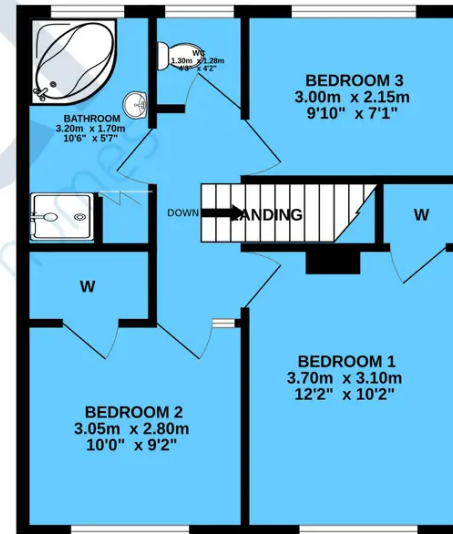
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 86.0 sq.m. (926 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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