



## Dove House Lane, Solihull

Offers Over £499,950



#### PROPERTY OVERVIEW

Situated in one of the most sought after roads in Solihull, an ideal opportunity to purchase this traditional three bedroom semi detached which has scope to extend upward and outwards (subject to the necessary planning permissions). The property stands on a corner plot and benefits from gas central heating, double glazing throughout, new boiler, new driveway which will fit 9 cars, new bathroom and has the added attraction of a south facing garden. The accommodation briefly comprises of: enclosed porch, entrance hall, through living/dining room, fitted breakfast kitchen, utility room, WC, three good sized bedrooms, new bathroom, separate WC, garage and south facing garden.



- Three Bedroom Spacious Semi Detached
- Scope To Extend Upward & Outwards (STPP)
- Early Viewing Essential
- Spacious Through Lounge/Dining Room
- Breakfast Kitchen
- Downstairs WC
- New Bathroom & Separate WC
- South Facing Rear Garden
- New Boiler & New Driveway To Fit 9 Cars



## 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 minute drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: D

Tenure: Freehold

## PORCH

## HALL

## LOUNGE/DINING ROOM

30' 6" x 11' 9" (9.30m x 3.58m)

## BREAKFAST KITCHEN

14' 2" x 8' 10" (4.32m x 2.69m)

## UTILITY ROOM

15' 0" x 7' 7" (4.57m x 2.31m)

## WC

4' 11" x 3' 1" (1.50m x 0.94m)

## INTEGRAL GARAGE

15' 9" x 7' 5" (4.80m x 2.26m)





## **FIRST FLOOR**

### **BEDROOM ONE**

15' 6" x 11' 5" (4.72m x 3.48m)

### **BEDROOM TWO**

15' 6" x 11' 5" (4.72m x 3.48m)

### **BEDROOM THREE**

9' 4" x 7' 10" (2.84m x 2.39m)

### **BOX ROOM**

### **BATHROOM**

8' 9" x 5' 3" (2.67m x 1.60m)

### **WC**

4' 10" x 2' 7" (1.47m x 0.79m)

### **TOTAL SQUARE FOOTAGE**

110 sq.m (1184 sq.ft) approx.

### **OUTSIDE THE PROPERTY**

#### **DRIVEWAY PARKING FOR 9 VEHICLES**

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

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

Integrated oven, integrated hob, extractor, fridge, dishwasher, all blinds and light fittings, fitted wardrobes in two bedrooms and garden shed.

#### **ADDITIONAL INFORMATION**

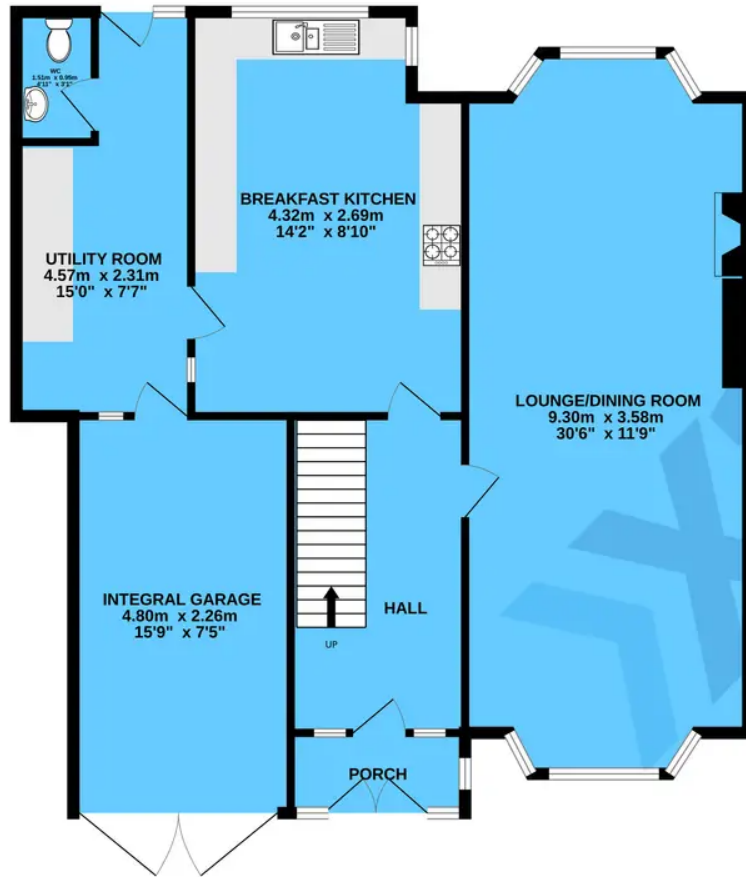
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin. Loft space - insulated.

#### **MONEY LAUNDERING REGULATIONS**

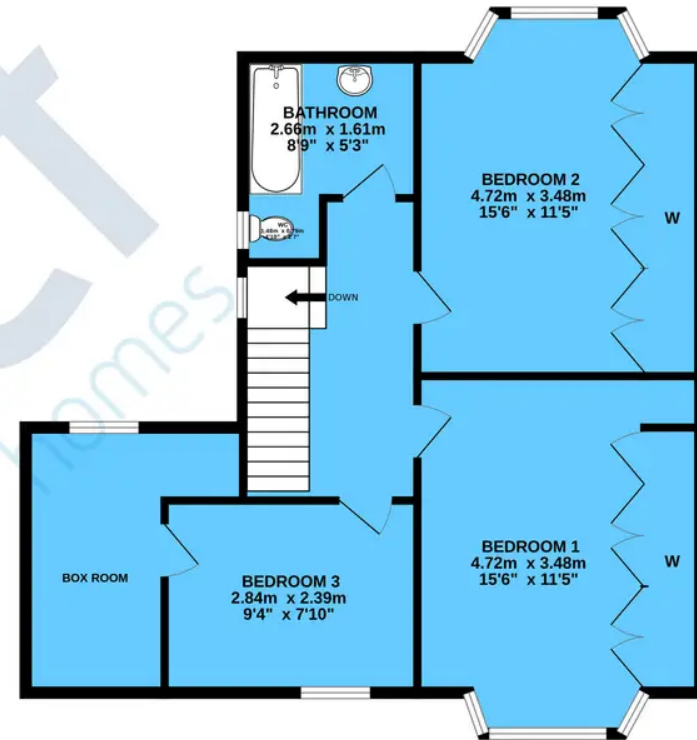
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 110.0 sq.m. (1184 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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