



Mayfield Close, Solihull

In Excess of £410,000





## PROPERTY OVERVIEW

Presenting this delightful and immaculately presented three-bedroom end-terrace property, offering an abundance of natural light throughout. Upon entering, a welcoming hallway leads through to the open-plan living/dining room. This dual-aspect space boasts an airy ambience and is a perfect spot for relaxation or entertaining guests.

The superb breakfast kitchen features ample modern work surfaces and a space for dining, with views of the peaceful rear garden. Upstairs, the property offers three bedrooms, with the principal bedroom benefiting from a generously sized double with ensuite and dressing area. The remaining bedrooms are serviced by a well-appointed family bathroom.



Outside, the property boasts an easterly facing rear garden, mainly laid with a lush lawn and complemented by a patio seating area. This charming property is ideal for those seeking a stylish and comfortable living space in a convenient location. Schedule your viewing today to appreciate all that this home has to offer.



#### 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 End-Terrace Property
- Immaculately Presented Throughout
- Open Plan Living / Dining Room
- Modern Breakfast Kitchen
- Principal Bedroom With Ensuite & Dressing Area
- Family Bathroom
- Easterly Facing Rear Garden
- Off Road Parking & Single Garage
- Abundance Of Natural Light



#### **HALLWAY**

**LIVING / DINING ROOM**  
25' 8" x 12' 10" (7.82m x 3.92m)

**BREAKFAST KITCHEN**  
14' 2" x 9' 11" (4.32m x 3.02m)

#### **FIRST FLOOR**

**PRINCIPAL BEDROOM**  
10' 10" x 9' 9" (3.30m x 2.98m)

#### **DRESSING AREA**

**ENSUITE**  
8' 0" x 4' 5" (2.45m x 1.35m)

**BEDROOM TWO**  
9' 4" x 8' 6" (2.84m x 2.58m)

**BEDROOM THREE**  
11' 8" x 6' 4" (3.55m x 1.93m)

**BATHROOM**  
6' 6" x 6' 2" (1.98m x 1.87m)

**TOTAL SQUARE FOOTAGE**  
Total floor area: 77.5 sq.m. = 834 sq.ft. approx.

#### **OUTSIDE THE PROPERTY**

**GARAGE**  
10' 0" x 8' 0" (3.06m x 2.44m)

**EASTERLY FACING REAR GARDEN**





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

Caple integrated oven, Caple integrated hob, Caple extractor, Caple dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom and all light fittings.

#### **ADDITIONAL INFORMATION**

Broadband - Sky. Loft space - partially boarded with ladder.

#### **MONEY LAUNDERING REGULATIONS**

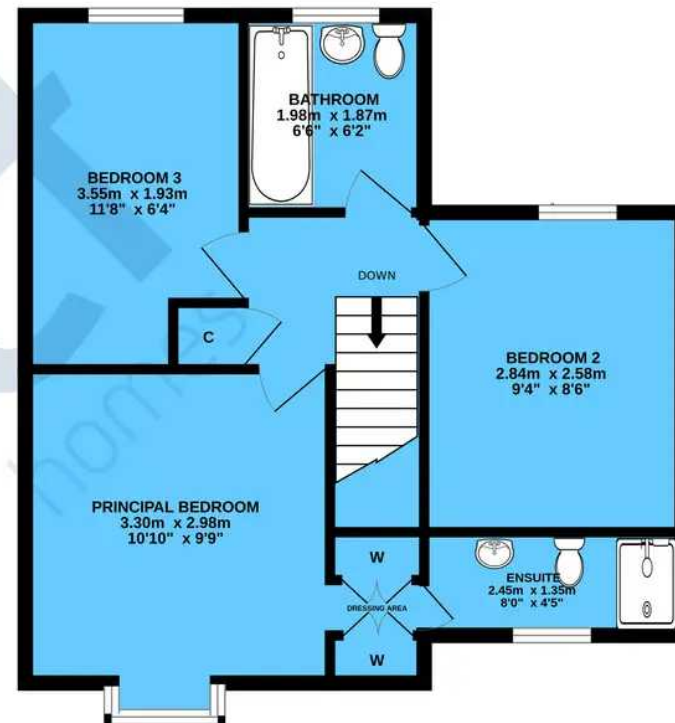
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 77.5 sq.m. (834 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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