



Gaydon Road, Solihull

Guide Price £239,950



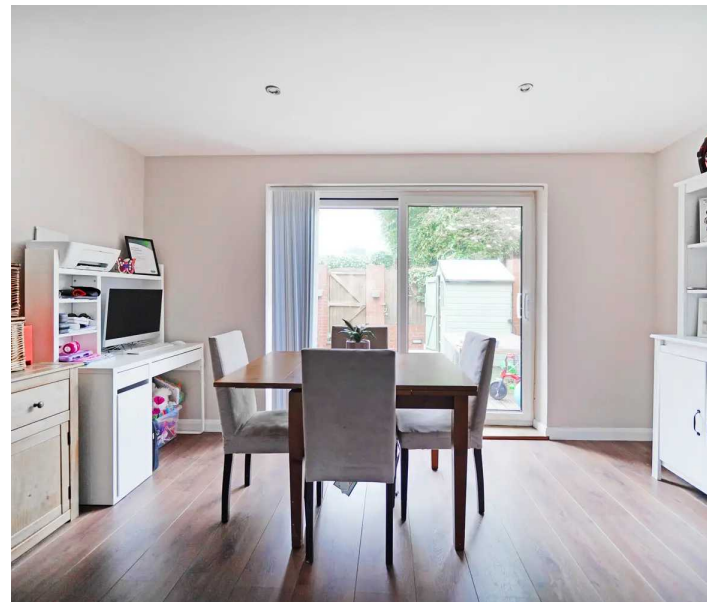




## PROPERTY OVERVIEW

Presenting a delightful opportunity for first-time buyers or investors, this charming two-bedroom end-terrace house is nestled on a tranquil road and has the added benefit of NO UPWARD CHAIN. Upon entry, the property welcomes you with an inviting entrance hallway complete with convenient storage facilities. The ground floor boasts a spacious living and dining area perfectly suited for entertaining, along with a fully-fitted kitchen ideal for culinary enthusiasts.

Ascending to the first floor, you will find two well-appointed bedrooms, including a generously-sized principal bedroom with a comfortable layout. Both bedrooms are serviced by a family bathroom, enhancing the overall comfort and convenience of the living space.



Completing the property is a low-maintenance rear garden, offering a private outdoor sanctuary for relaxation and al-fresco dining. With its convenient location, comfortable living spaces, and potential for personalisation, this end-terrace house presents a fantastic opportunity to create a cosy and welcoming home. A perfect blend of comfort and practicality, this property is poised to become a cherished haven for its new owners.

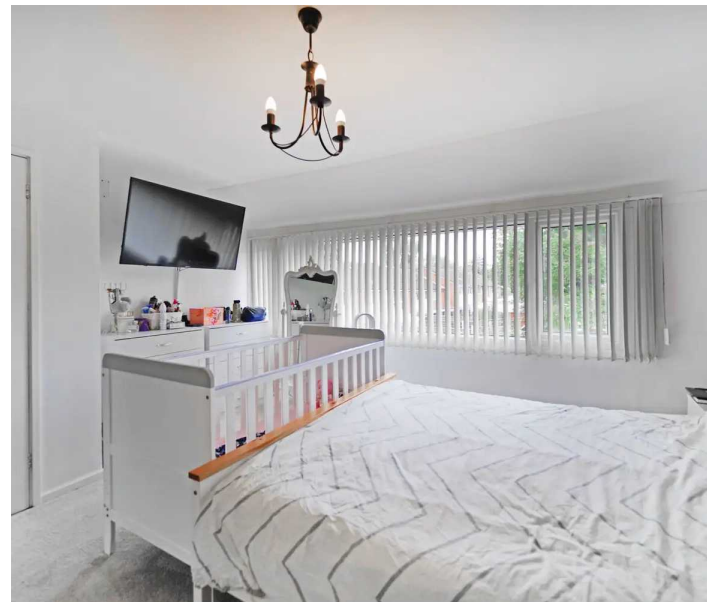
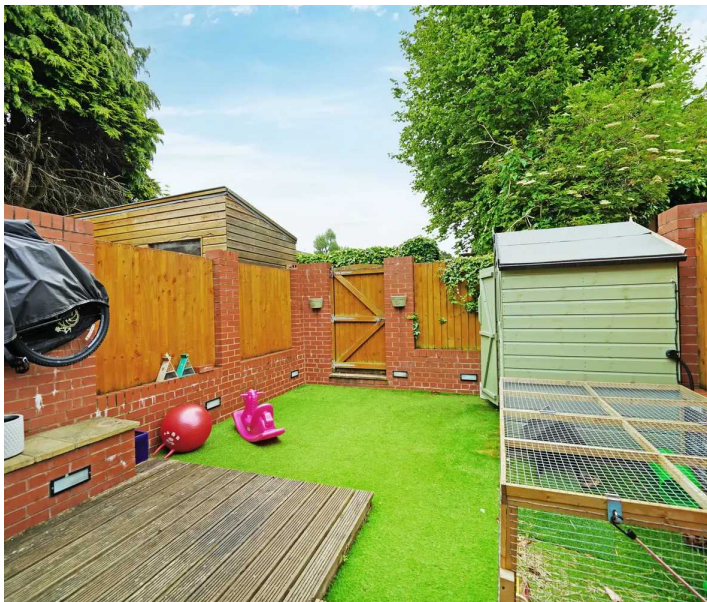


#### PROPERTY LOCATION

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.

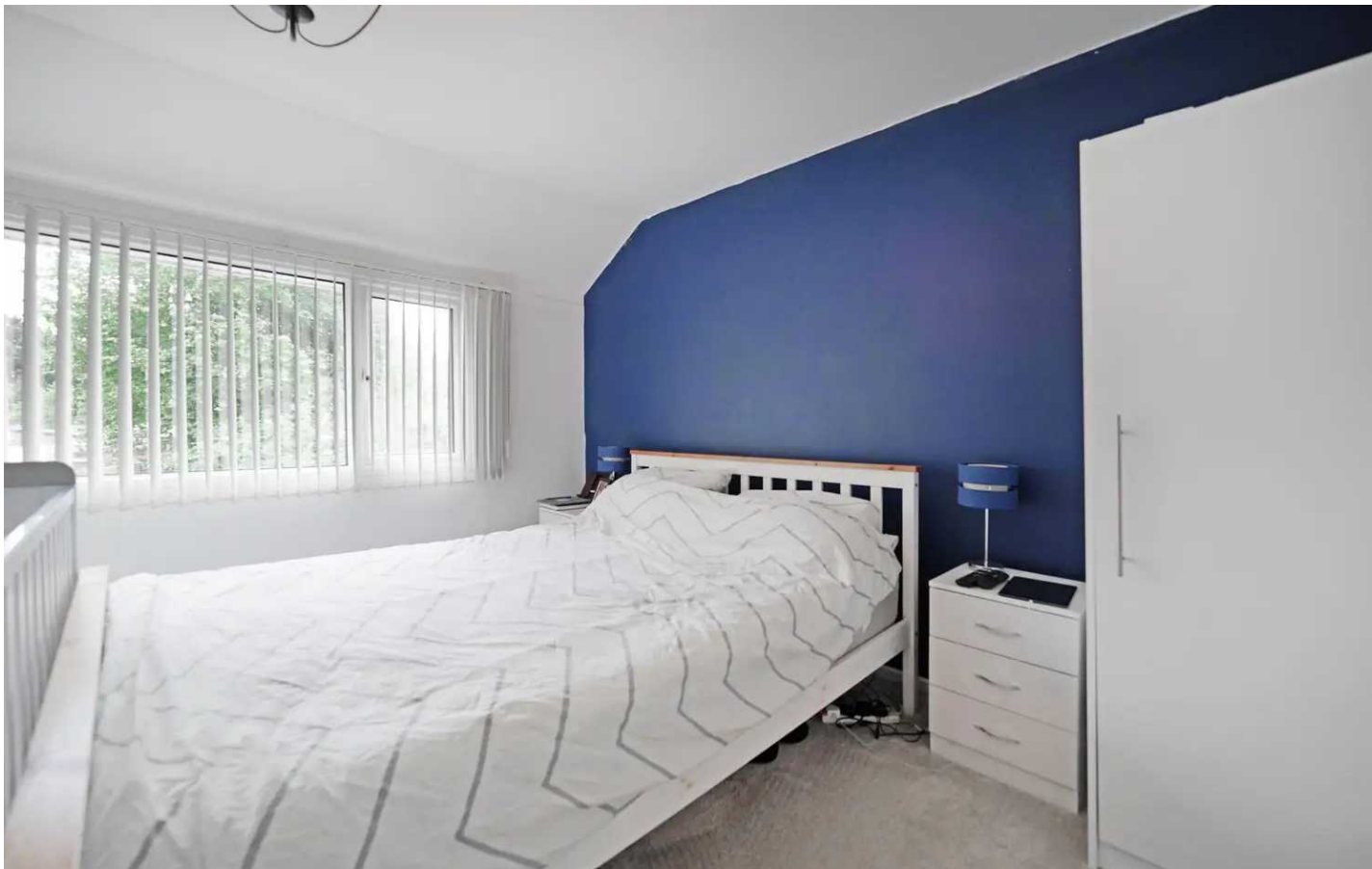
Council Tax band: C

Tenure: Freehold



- Two Bedroom End-Terrace Property
- NO UPWARD CHAIN
- Ideal For First Time Buyers Or Investors
- Set On A Quiet Road
- Spacious Living / Dining Room
- Fitted Kitchen
- Two Generously Sized Bedrooms
- Family Bathroom
- Low Maintenance Rear Garden





**PORCH**

**ENTRANCE HALLWAY**

**LIVING / DINING AREA**

21' 0" x 15' 0" (6.40m x 4.57m)

**KITCHEN**

8' 0" x 6' 0" (2.44m x 1.83m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

15' 0" x 11' 0" (4.57m x 3.35m)

**BEDROOM TWO**

11' 0" x 8' 0" (3.35m x 2.44m)

**BATHROOM**

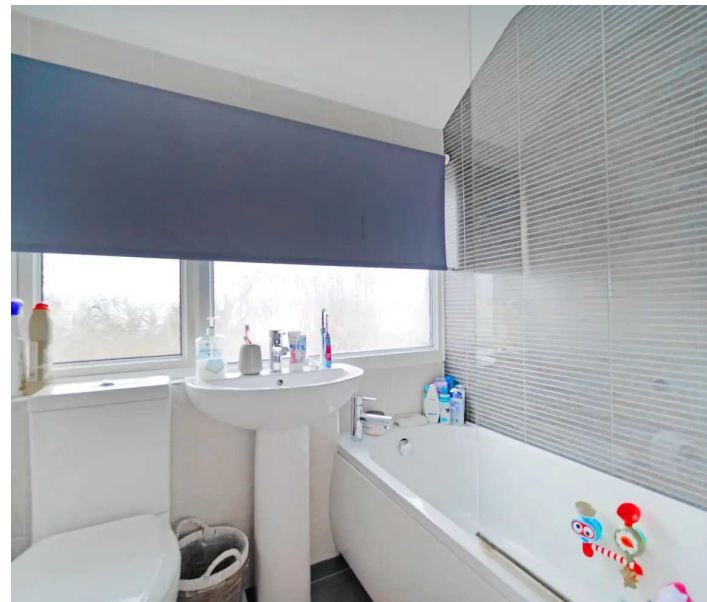
6' 0" x 5' 0" (1.83m x 1.52m)

**TOTAL SQUARE FOOTAGE**

Total floor area: 70.0 sq.m. = 753 sq.ft. approx.

**OUTSIDE THE PROPERTY**

**LOW MAINTENANCE REAR GARDEN**





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

Integrated oven, integrated hob, extractor, Hisense fridge freezer, Bosch dishwasher, all carpets, all curtains, all blinds, fitted wardrobes in one bedroom, all light fittings and awning.

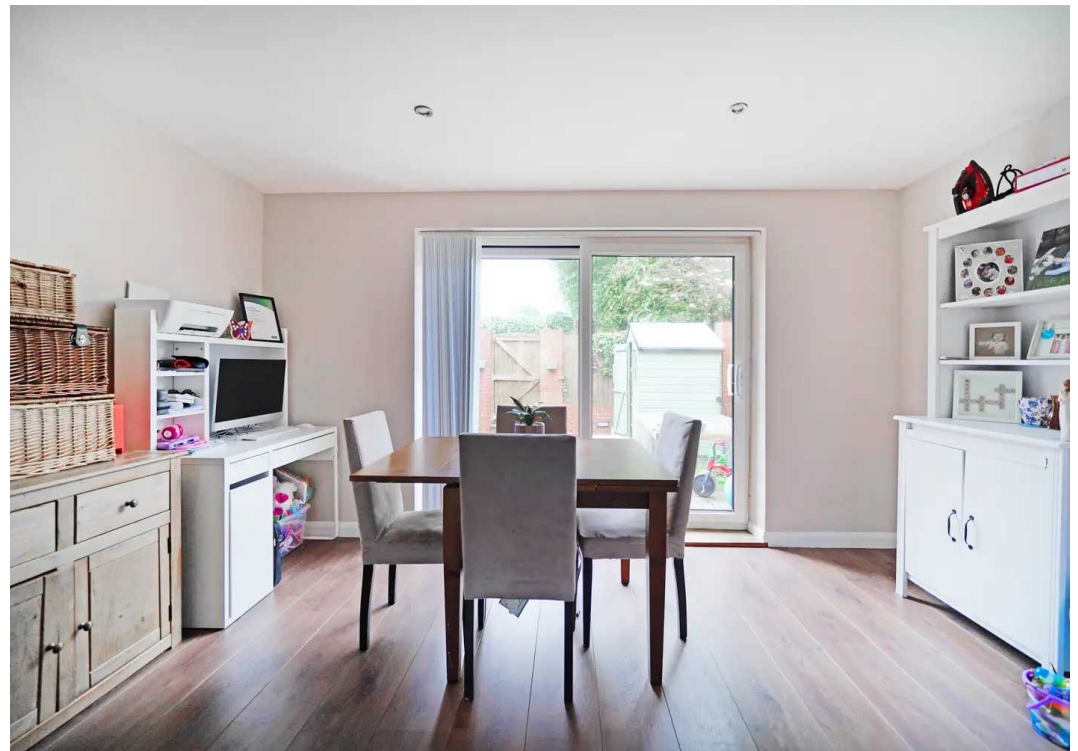
#### **ADDITIONAL INFORMATION**

Services - mains gas, electricity and mains sewers.  
Broadband - Sky.

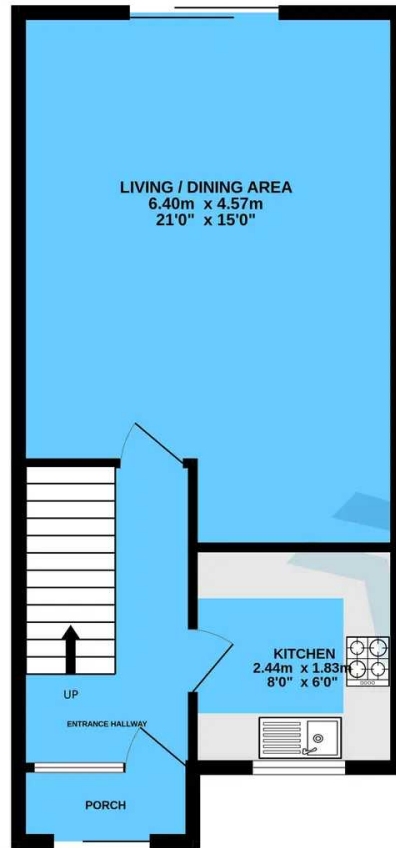
#### **MONEY LAUNDERING REGULATIONS**

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.

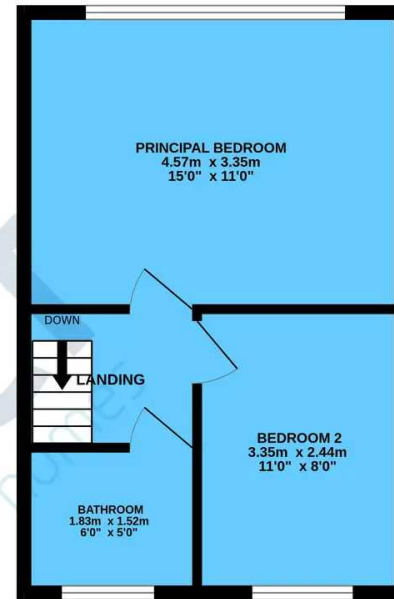




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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