



Austcliff Drive, Solihull

Guide Price £375,000

**xact**  
HOMES



## PROPERTY OVERVIEW

Presenting this charming three-bedroom terrace property located on a tranquil road in Solihull. Ideal for first-time buyers or investors, this well-maintained home offers a comfortable and inviting living space. Upon entering, you are greeted by an entrance hallway with a convenient downstairs toilet. The ground floor boasts a spacious living room, a breakfast kitchen with delightful garden views, and a conservatory providing additional seating or dining space. The single garage offers practical storage solutions. Ascending to the first floor reveals three bedrooms – two doubles and a single – all serviced by a family bathroom. Externally, the property features a delightful rear garden, perfect for unwinding in peace. A parking space in front of the property enhances convenience for residents.

This property presents a fantastic opportunity to acquire a lovely home in a serene location. Schedule your viewing today to experience the charm and comfort this home has to offer.



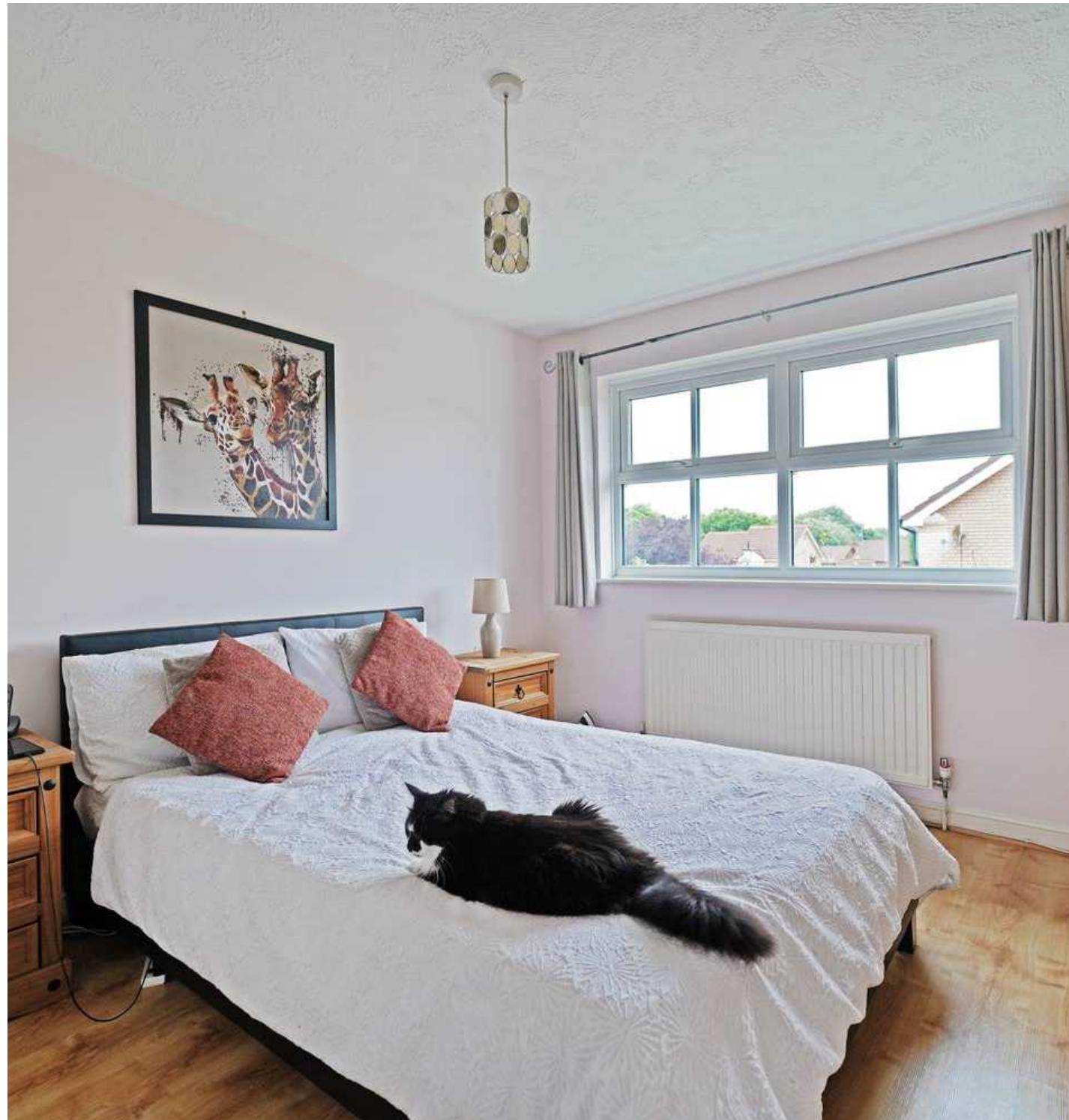
## PROPERTY LOCATION

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 Terrace Property
- Ideal For First-Time Buyers Or Investors
- Spacious Living Room
- Breakfast Kitchen & Conservatory
- Parking & Single Garage
- Quiet Road In Solihull
- Tudor Grange Catchment
- Early Viewing Essential



## ENTRANCE HALLWAY

### WC

4' 11" x 3' 5" (1.50m x 1.04m)

### LIVING ROOM

14' 6" x 13' 6" (4.42m x 4.11m)

### BREAKFAST KITCHEN

13' 6" x 7' 11" (4.11m x 2.41m)

### CONSERVATORY

14' 8" x 8' 3" (4.47m x 2.51m)

## FIRST FLOOR

### BEDROOM ONE

11' 7" x 10' 2" (3.53m x 3.10m)

### BEDROOM TWO

16' 8" x 7' 8" (5.08m x 2.34m)

### BEDROOM THREE

8' 9" x 6' 10" (2.67m x 2.08m)

### BATHROOM

6' 5" x 5' 5" (1.96m x 1.65m)

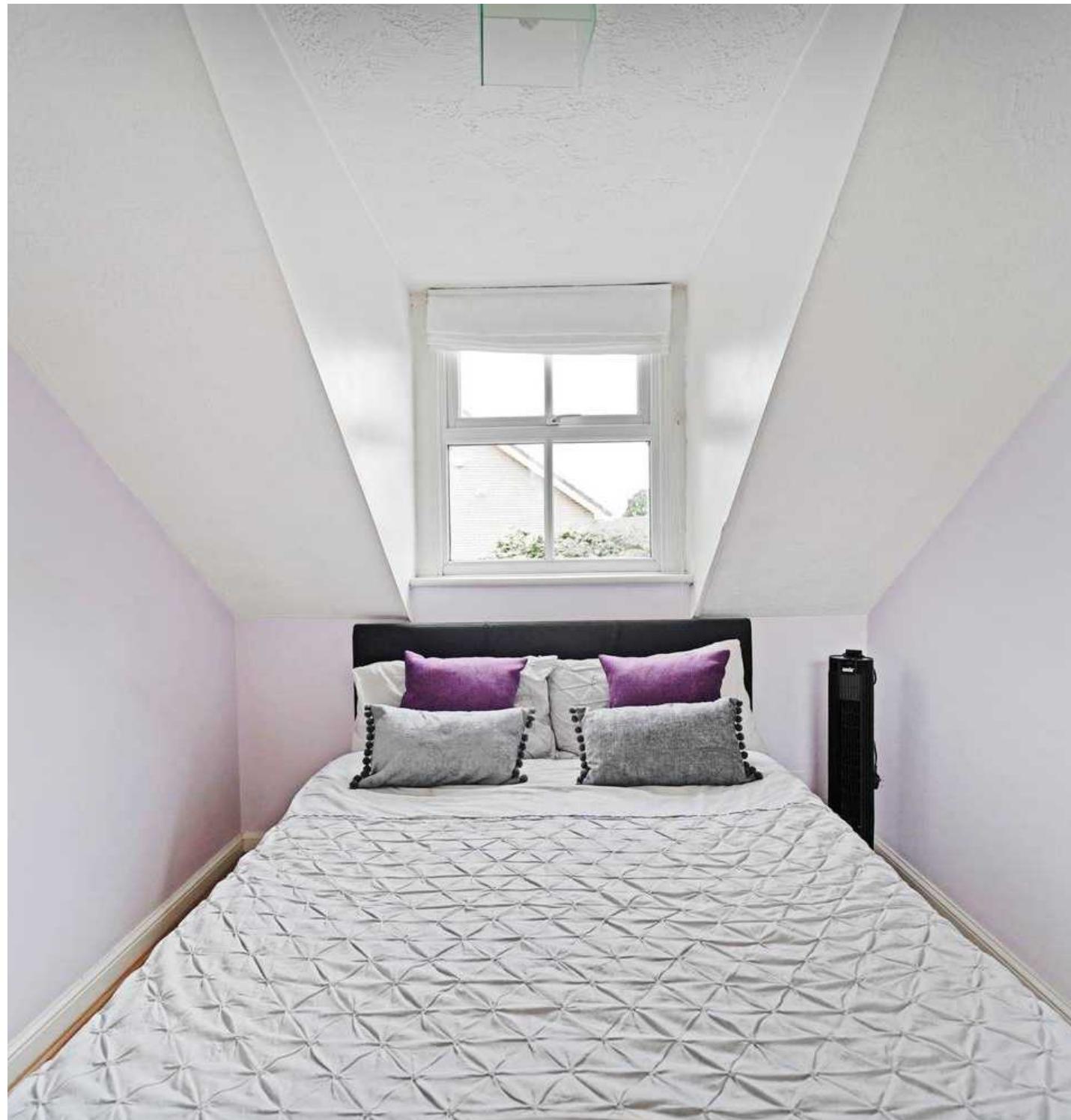
## OUTSIDE THE PROPERTY

### GARAGE

17' 3" x 7' 10" (5.26m x 2.39m)

### TOTAL SQUARE FOOTAGE

84.9 sq.m (914 sq.ft) approx.



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

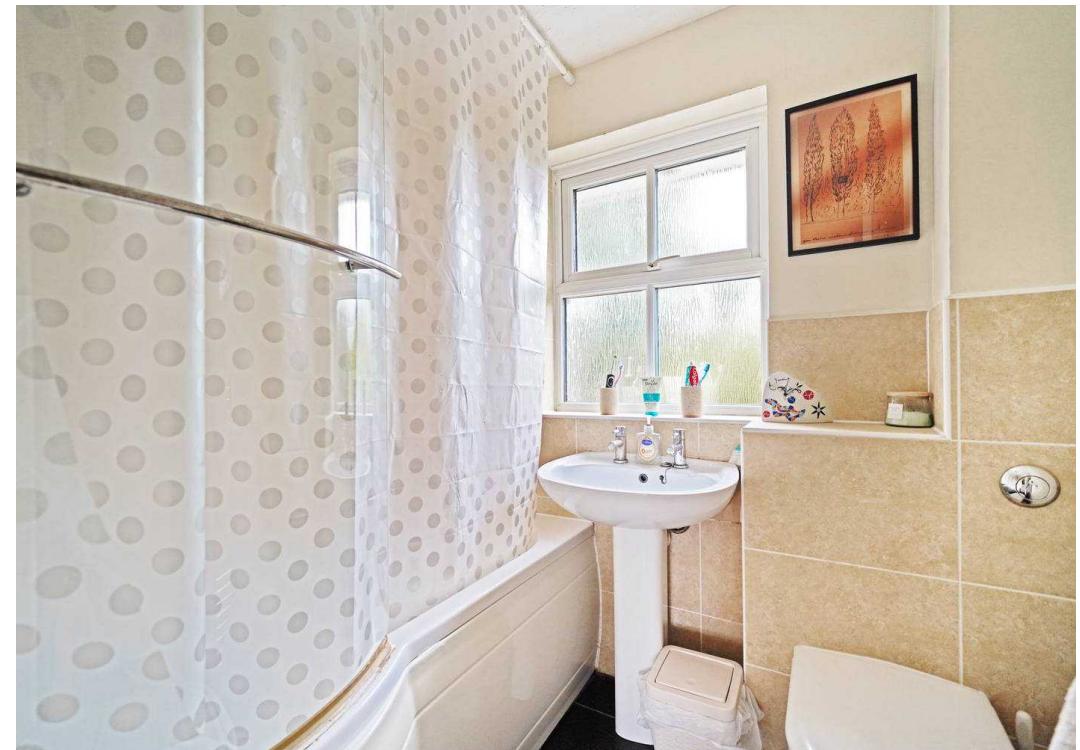
Electrolux integrated oven, Electrolux integrated hob, Electrolux extractor, Candy fridge, Beko freezer, AEG Electrolux dishwasher, some carpets, blinds and light fittings, garden shed and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

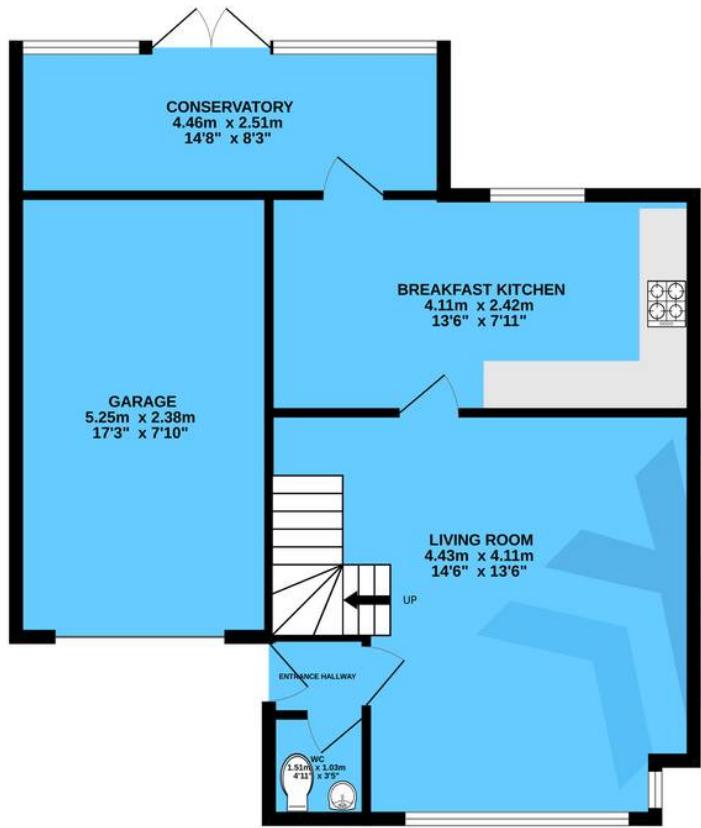
Services - water meter, mains gas, electricity and sewers. Broadband - Sky - fibre optic. Loft space - boarded with ladder and lighting.

#### **MONEY LAUNDERING REGULATIONS**

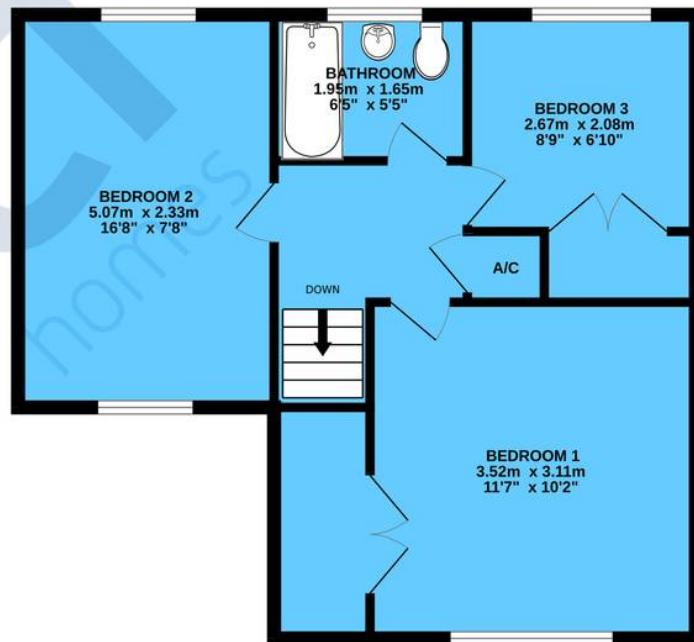
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 84.9 sq.m. (914 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.

Made with Metropix ©2024

**Xact Homes**

6 The Square, Solihull – B91 3RB

0121 712 6222 • [solihull@xacthomes.co.uk](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
HOMES