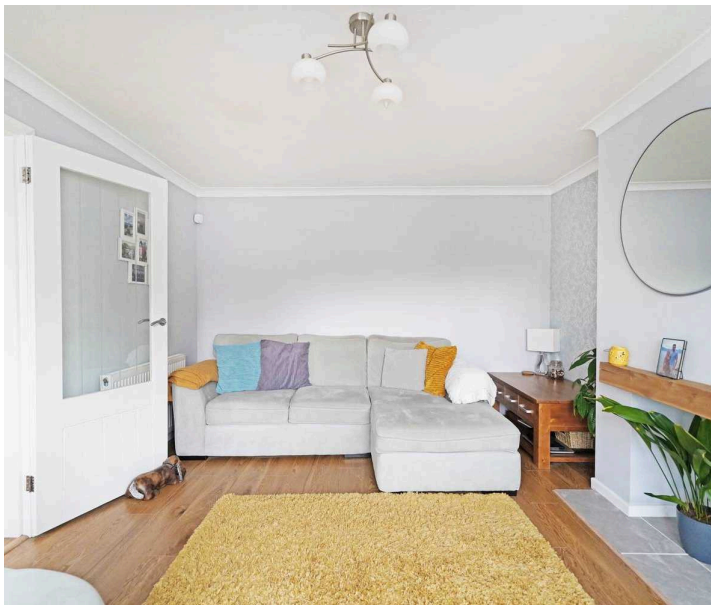




## Quinton Close, Solihull

Guide Price £325,000





## PROPERTY OVERVIEW

Set in a quiet cul-de-sac, this inviting three-bedroom semi-detached property presents a wonderful opportunity for comfortable family living. As you step through the entrance hallway, you are greeted by a sense of space and light, setting the tone for the rest of the home. The generously sized living room provides the perfect setting for relaxation, while the open plan kitchen/diner boasts integrated appliances, a breakfast island, and ample space for entertaining guests. Upstairs, the first floor hosts two double bedrooms, ideal for creating cosy retreats, along with a third single bedroom and a family bathroom. Moving outside, the property continues to impress with its expansive rear garden, offering a tranquil escape from the hustle and bustle of every-day life. The garden provides ample space for outdoor activities, gardening, or simply unwinding in the open air. A large workshop shed, with full electrics, insulation and plasterboard, currently used as a gym space, adds a practical touch to the outdoor space, catering to a variety of needs. Additionally, the property benefits from ample parking at the front, ensuring convenience and ease for residents and visitors alike.



In conclusion, this property is a harmonious blend of comfort, functionality, and charm, offering a warm and welcoming ambience for those in search of a new place to call home. With its desirable location, spacious interiors, and delightful outdoor space, this semi-detached gem is sure to capture the hearts of those looking for a peaceful retreat in the heart of Solihull.

#### 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 Semi-Detached Property
- Set On A Quiet Cul-De-Sac
- Spacious Living Room
- Open Plan Kitchen / Diner
- Three Bedrooms & A Family Bathroom
- Large Rear Garden
- Ample Parking
- Abundance Of Natural Light Throughout



**PORCH**

5' 10" x 5' 3" (1.78m x 1.60m)

**ENTRANCE HALLWAY**

**LIVING ROOM**

14' 9" x 11' 5" (4.50m x 3.48m)

**KITCHEN/DINER**

17' 1" x 9' 9" (5.21m x 2.97m)

**FIRST FLOOR**

**BEDROOM ONE**

12' 0" x 10' 11" (3.66m x 3.33m)

**BEDROOM TWO**

13' 2" x 10' 0" (4.01m x 3.05m)

**BEDROOM THREE**

8' 2" x 7' 1" (2.49m x 2.16m)

**BATHROOM**

6' 11" x 5' 11" (2.11m x 1.80m)

**TOTAL SQUARE FOOTAGE**

74.4 sq.m (801 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

**LARGE REAR GARDEN**

**WORKSHOP/SHED**

20' 0" x 10' 0" (6.10m x 3.05m)



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

Hotpoint free standing cooker, Cooke & Lewis extractor, Beko washing machine, all carpets, blinds and light fittings, garden shed and fitted wardrobes in one bedroom

### **ADDITIONAL INFORMATION**

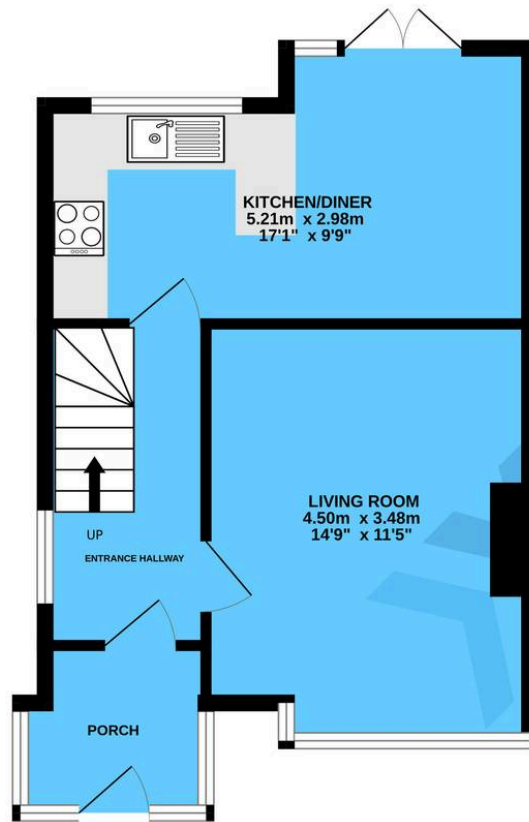
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - boarded with ladder and lighting.

### **INFORMATION FOR POTENTIAL BUYERS**

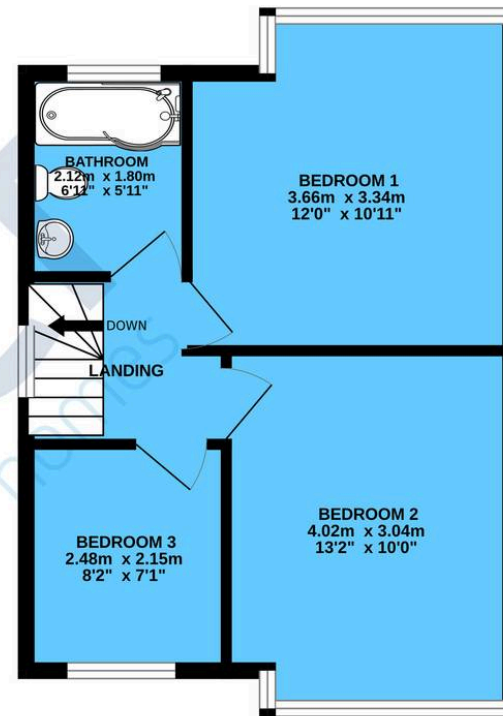
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
38.2 sq.m. (411 sq.ft.) approx.



1ST FLOOR  
36.2 sq.m. (390 sq.ft.) approx.



TOTAL FLOOR AREA : 74.4 sq.m. (801 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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