



Irving Road, Solihull
£415,000

xact
HOMES

PROPERTY OVERVIEW

Situated in a most popular location a fantastic opportunity to purchase this impressive four bedroom extended semi detached which must be viewed internally to be appreciated. The property benefits from gas central heating, double glazing and has the added attraction of a superb luxury fitted kitchen / dining / family room with bifold doors leading out onto a west facing garden. The accommodation briefly comprises of: entrance hall, study, guest cloakroom, large through lounge, superb extended luxury fitted kitchen / dining / family room, utility, four bedrooms, en-suite shower room, family bathroom and west facing garden.





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



- Four Bedroom Extended Semi Detached
- Internal Viewing Essential
- Immaculately Maintained and Decorated
- Superb Luxury Extended Kitchen / Dining / Family Room
- Spacious Lounge
- En-suite Shower Room



ENTRANCE HALL

STUDY

8' 11" x 5' 8" (2.71m x 1.72m)

GUEST CLOAKROOM

5' 8" x 2' 10" (1.73m x 0.86m)

LOUNGE

10' 6" x 25' 7" (3.20m x 7.80m)

KITCHEN / DINING / FAMILY ROOM

21' 6" x 22' 0" (6.56m x 6.70m)

UTILITY

5' 5" x 7' 3" (1.64m x 2.21m)

FIRST FLOOR

BEDROOM ONE

15' 9" x 9' 10" (4.79m x 3.00m)

EN-SUITE SHOWER ROOM

7' 3" x 3' 7" (2.21m x 1.10m)

BEDROOM TWO

12' 6" x 9' 11" (3.80m x 3.03m)

BEDROOM THREE

12' 3" x 9' 10" (3.73m x 3.00m)

BEDROOM FOUR

8' 7" x 6' 9" (2.62m x 2.06m)

BATHROOM

10' 11" x 5' 3" (3.34m x 1.60m)

OUTSIDE THE PROPERTY

WEST FACING GARDEN



ITEMS INCLUDED IN SALE

Bosch integrated oven, Bosch integrated hob, Caple extractor, Bosch microwave, Bosch fridge, Bosch dishwasher, garden shed, all carpets and blinds, some light fittings and fitted wardrobes in four bedrooms.

ADDITIONAL INFORMATION

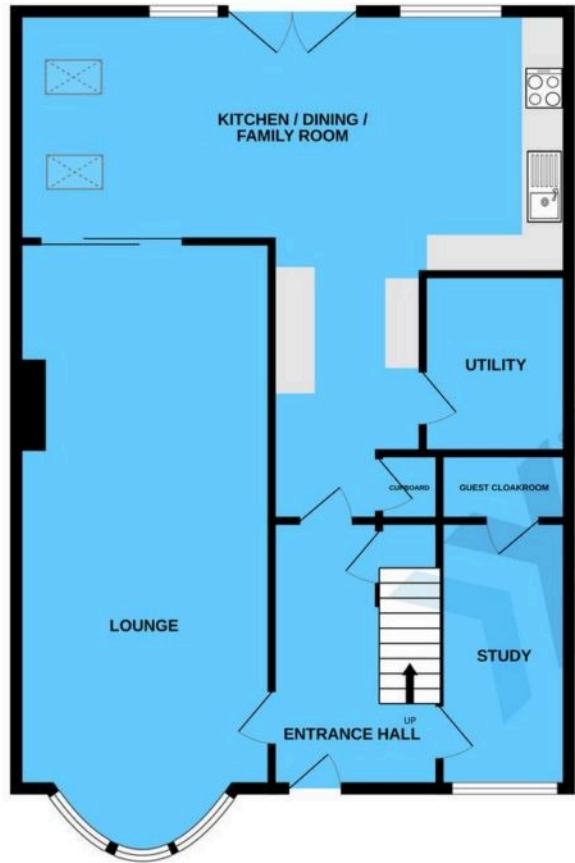
Services - mains water, gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

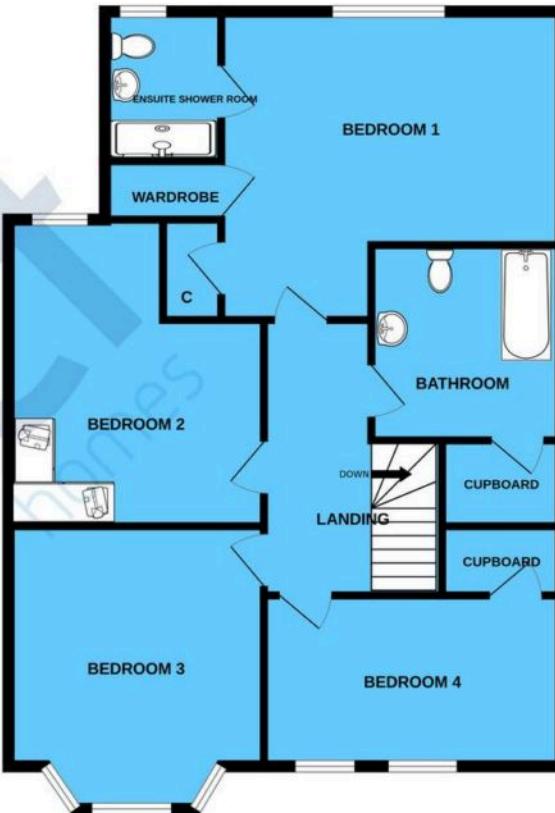
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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



1ST FLOOR



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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