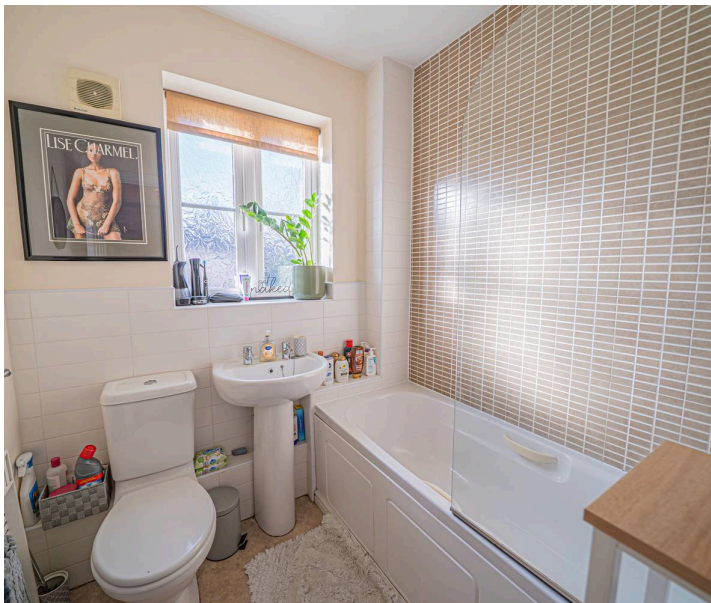




Scott Road, Solihull

Guide Price **£220,000**





PROPERTY OVERVIEW

This beautifully presented two bedroom mid-terrace home is set on a quiet, private road behind a delightful communal lawn, offering a peaceful retreat while being conveniently close to all local amenities and well-regarded schools.

Upon entering the property, you are welcomed by a practical entrance hallway with an under-stairs cupboard and guest W/C, providing useful storage and convenience for visitors. The ground floor features a spacious living and dining room, designed to accommodate both relaxation and entertaining, with ample space for a variety of furnishings. The fitted kitchen is equipped with integrated appliances, including a fridge, freezer, dishwasher and washing machine, ensuring a sleek and functional space for meal preparation and every-day living.

Upstairs, the property offers two generously sized double bedrooms, including a principal bedroom with built-in wardrobes and its own en-suite shower room, while a modern family bathroom serves the second bedroom and guests. The landing area provides access to the loft space, ideal for additional storage.

The property also benefits from off road parking, with allocated and guest spaces for added peace of mind and convenience. Residents enjoy access to well maintained communal gardens to the front (ideal for those who appreciate a green outlook without the upkeep).



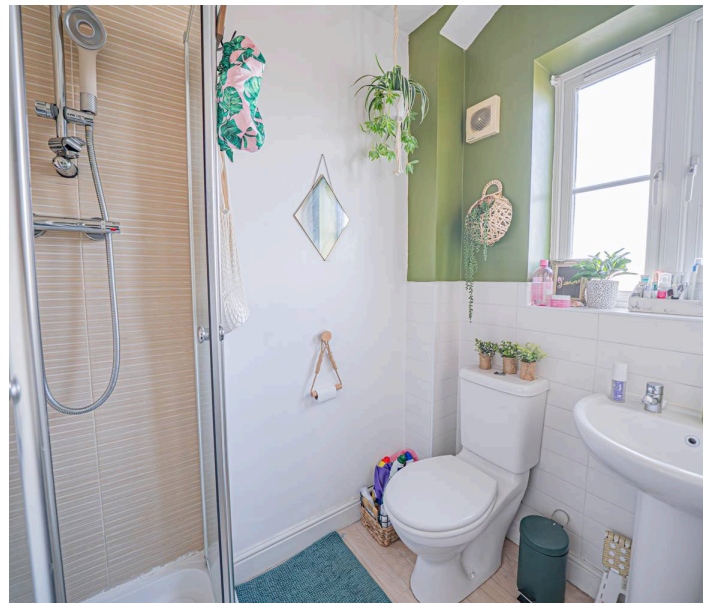
This home is perfect for buyers seeking low maintenance accommodation in a sought-after and tranquil setting, combining comfort, practicality and style in equal measure. Early viewing is highly recommended to fully appreciate everything this superb home has to offer.

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: C

Tenure: Freehold



- Two Bedroom Mid-Terrace Home
- Set On A Quiet Road Behind A Lawned Foregarden
- No Upward Chain
- Spacious Living / Dining Room & Fitted Kitchen With Integrated Appliances
- Principal Bedroom With En-Suite
- Family Bathroom & Guest W/C
- Allocated & Guest Parking Spaces
- Well-Maintained Communal Gardens
- Great Transport Links
- Low Maintenance Property Ideal For First-Time Buyers



ENTRANCE HALLWAY

WC

KITCHEN

12' 4" x 5' 10" (3.75m x 1.79m)

LIVING / DINING ROOM

13' 7" x 10' 6" (4.13m x 3.21m)

FIRST FLOOR

PRINCIPAL BEDROOM

12' 3" x 8' 1" (3.73m x 2.47m)

ENSUITE

6' 2" x 4' 11" (1.87m x 1.49m)

BEDROOM TWO

10' 0" x 6' 9" (3.06m x 2.05m)

BATHROOM

6' 0" x 6' 0" (1.83m x 1.82m)

TOTAL SQUARE FOOTAGE

60.0 sq.m (642 sq.ft) approx.

OUTSIDE THE PROPERTY

ALLOCATED & GUEST PARKING SPACES

COMMUNAL GARDENS



ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge/freezer, dishwasher, washing machine, all carpets, all curtains, all blinds, some light fittings and fitted wardrobes in principal bedroom.

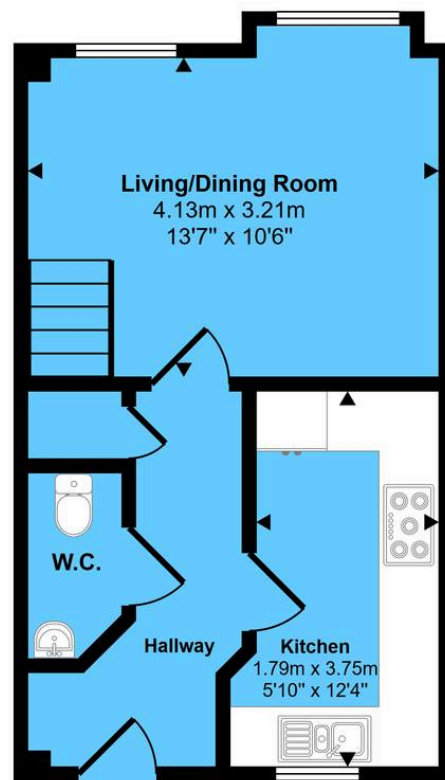
ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity.

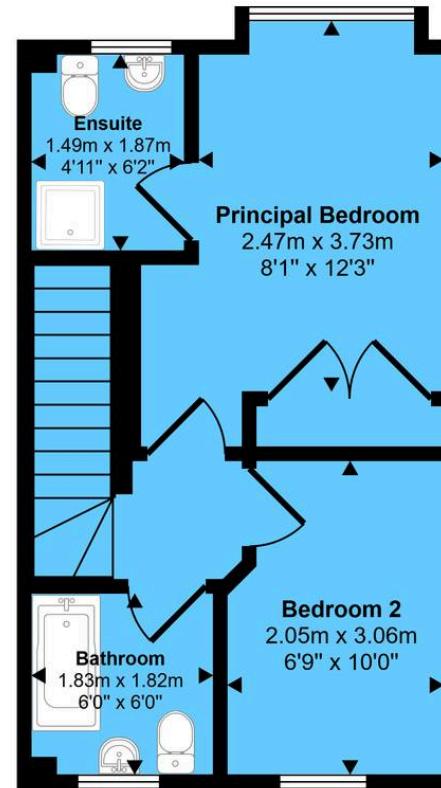
INFORMATION FOR POTENTIAL BUYERS

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.

Approx Gross Internal Area
60 sq m / 642 sq ft



Ground Floor
Approx 30 sq m / 323 sq ft



First Floor
Approx 30 sq m / 319 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

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