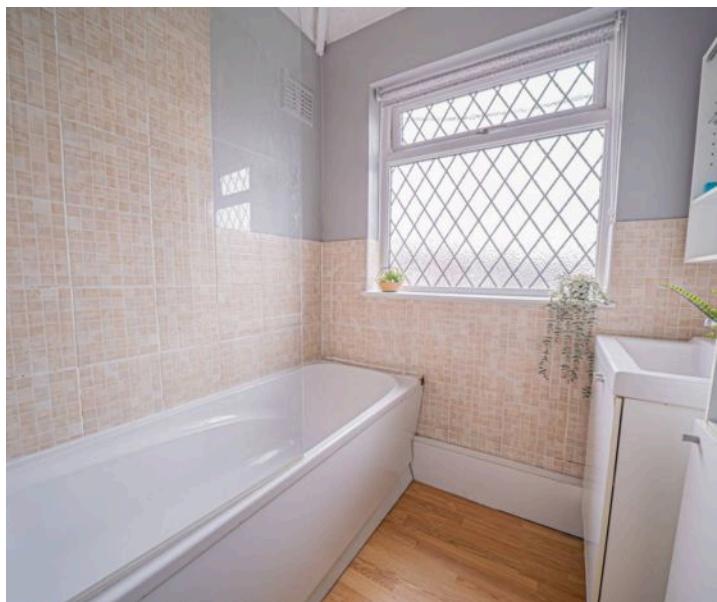




Dene Court Road, Solihull  
£330,000

**xact**  
HOMES



## PROPERTY OVERVIEW

This impressive three bedroom semi-detached home is situated in a highly sought-after location, offering an ideal setting for families and professionals alike.

Upon entering the property via the welcoming entrance hallway, you are greeted by a spacious living and dining room, perfect for both relaxing and entertaining guests. The modern fitted kitchen provides ample storage and workspace, catering to the needs of any home chef.

Upstairs, the property boasts three well-proportioned bedrooms, including two generous doubles and a versatile single bedroom that could also serve as a study, nursery or dressing room to suit your lifestyle requirements. The family bathroom is well-appointed, featuring contemporary fixtures and fittings for a comfortable daily routine. There is also a separate WC located on the first floor.

Additional benefits include a single garage, providing secure storage or parking options, and a large driveway offering ample off-road parking for several vehicles (ideal for households with multiple cars or regular visitors). The property's thoughtful layout and neutral décor create a bright, welcoming atmosphere throughout, allowing you to move straight in and immediately feel at home.



Located within easy reach of reputable schools, local shops and convenient transport links, this home combines practical living with a desirable address. Early viewing is highly recommended to appreciate the quality and potential of this superb property.

#### 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 Home
- Prime Location Close To All Local Amenities & Schools
- Spacious Living / Dining Room
- Abundance Of Natural Light Throughout
- Fitted Kitchen
- Two Double Bedrooms & Versatile Single
- Family Bathroom & Separate WC
- Well-Maintained Rear Garden
- Driveway Leading To Single Garage



## ENTRANCE PORCH

## ENTRANCE HALLWAY

### LIVING / DINING ROOM

27' 7" x 10' 7" (8.41m x 3.23m)

### KITCHEN

10' 10" x 8' 10" (3.30m x 2.68m)

## FIRST FLOOR

### PRINCIPAL BEDROOM

14' 4" x 10' 8" (4.38m x 3.24m)

### BEDROOM TWO

13' 9" x 10' 9" (4.18m x 3.27m)

### BEDROOM THREE

8' 9" x 7' 7" (2.67m x 2.31m)

### BATHROOM

5' 10" x 5' 6" (1.77m x 1.68m)

### WC

### TOTAL SQUARE FOOTAGE

99.0 sq.m (1068 sq.ft) approx.

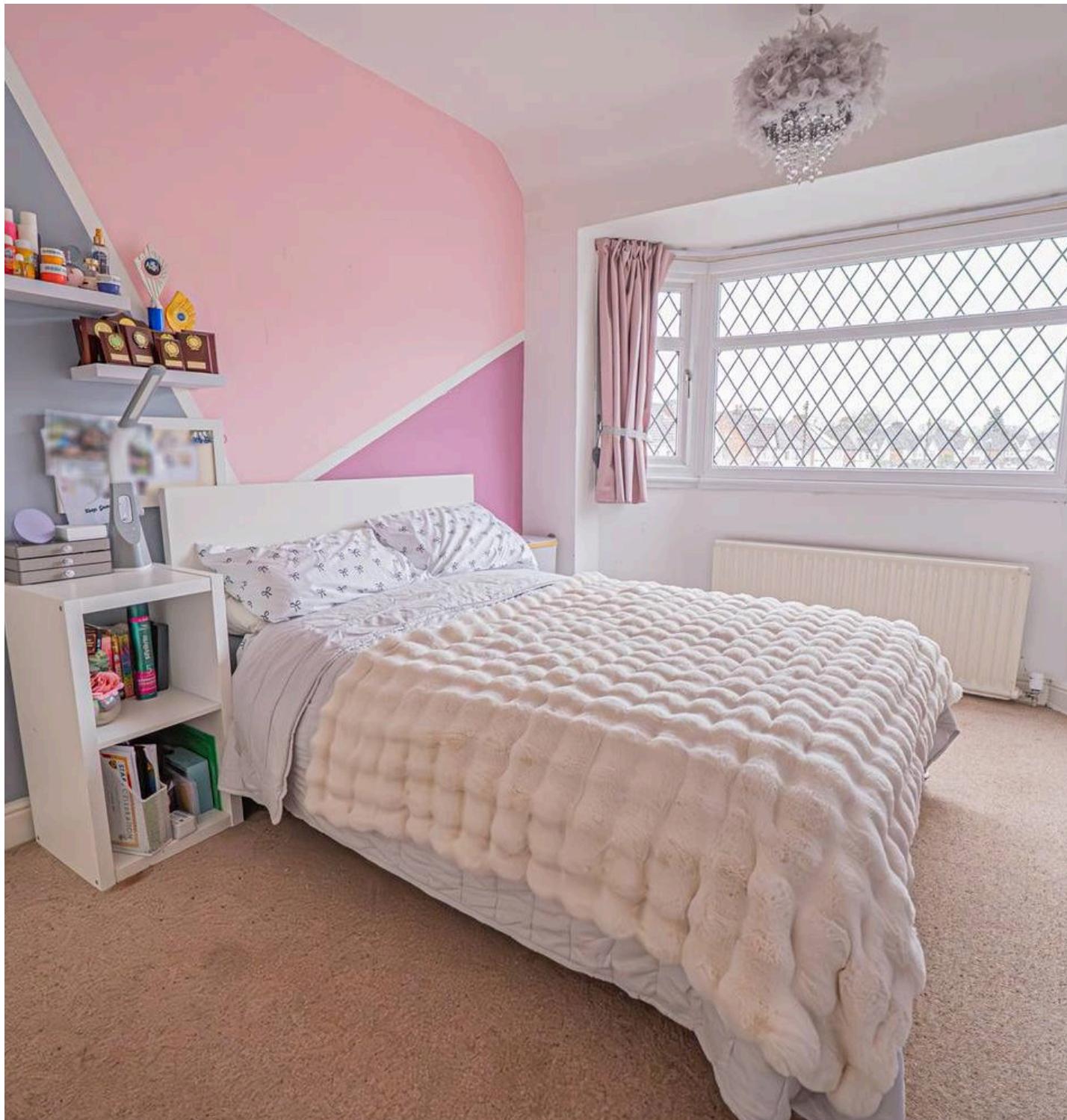
## OUTSIDE THE PROPERTY

### GARAGE

14' 6" x 7' 7" (4.41m x 2.30m)

### DRIVeway PARKING

### GARDEN



#### ITEMS INCLUDED IN THE SALE

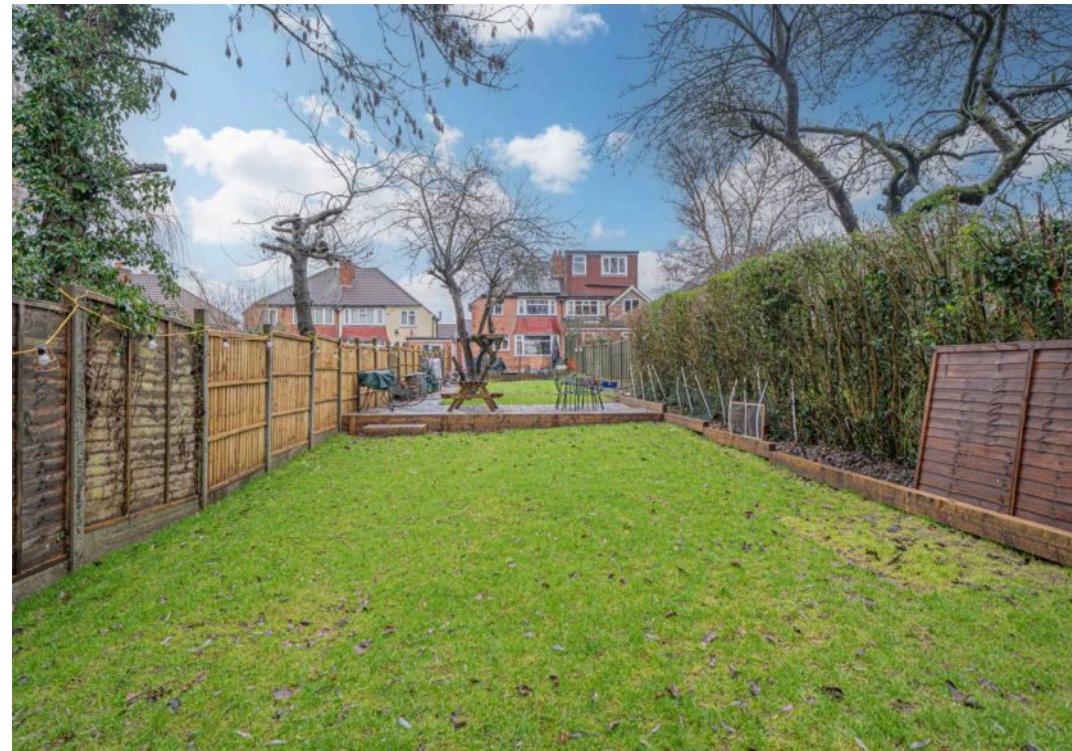
Free-standing cooker, extractor, fridge/freezer, dishwasher, washing machine, all carpets, all blinds, king size bed frame in principal bedroom, side tables and fitted wardrobes in all three bedrooms.

#### ADDITIONAL INFORMATION

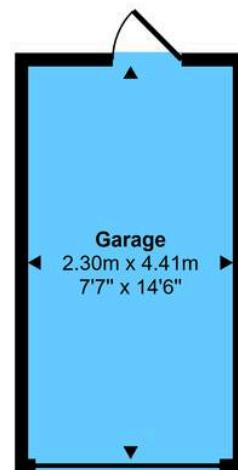
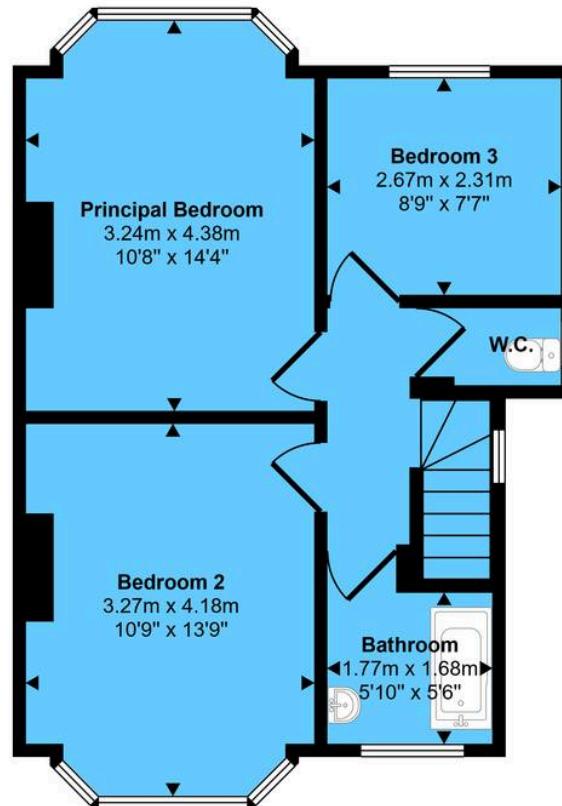
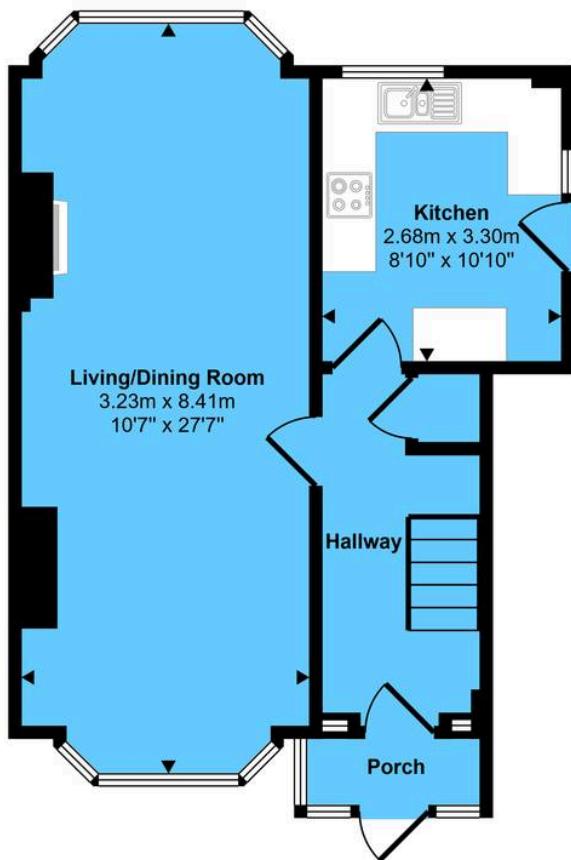
Services - direct mains water, sewers, electricity and solar PV (photovoltaic) panels. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

#### 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.



Approx Gross Internal Area  
99 sq m / 1068 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**

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