



Chapel Fields Road, Solihull

Guide Price £369,950

**xact**  
HOMES



## PROPERTY OVERVIEW

Presenting this beautifully refurbished three bedroom semi-detached home, ideally positioned in a sought-after location close to local amenities and reputable schools.

The property welcomes you with a spacious entrance hallway, offering ample storage space and setting the tone for the well-planned layout throughout. The delightful living room is flooded with natural light, creating a warm and inviting atmosphere, perfect for relaxing or entertaining guests. Adjacent, the separate dining room enjoys pleasant views overlooking the rear garden, providing an ideal setting for family meals or formal gatherings. The fitted kitchen is thoughtfully designed, featuring ample work surfaces and storage options to cater to all your culinary needs.

Upstairs, you will find two generously sized double bedrooms, each offering comfortable accommodation with plenty of space for furnishings and personal touches. The third bedroom is a versatile single, perfectly suited as a home office, nursery, or guest room, depending on your requirements. All bedrooms are serviced by a contemporary family bathroom, finished to a high standard and equipped with quality fittings.





Additional features include a single detached garage and a driveway with parking for multiple vehicles, ensuring convenience for homeowners and visitors alike. This property combines stylish, modern interiors with practical living spaces, making it an excellent choice for families, professionals, or those seeking a move-in ready home in a prime location. Early viewing is highly recommended to appreciate the quality and flexibility 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: D

Tenure: Freehold



- Three Bedroom Semi-Detached Home
- Close To All Local Amenities & Schools
- Beautifully Presented Throughout
- Delightful Living Room Flooded With Natural Light
- Excellent Dining Room & Fitted Kitchen
- Two Double Bedrooms & Versatile Single Family Bathroom
- Well-Maintained Rear Garden
- Single Garage & Parking For Multiple Vehicles



**ENTRANCE PORCH**

**ENTRANCE HALLWAY**

**LIVING ROOM**

13' 1" x 11' 1" (4.00m x 3.38m)

**KITCHEN**

11' 1" x 7' 3" (3.38m x 2.20m)

**DINING ROOM**

12' 10" x 11' 0" (3.90m x 3.35m)

**FIRST FLOOR**

**PRINCIPAL BEDROOM**

13' 9" x 11' 0" (4.18m x 3.36m)

**BEDROOM TWO**

13' 0" x 9' 0" (3.95m x 2.75m)

**BEDROOM THREE**

8' 1" x 7' 4" (2.47m x 2.23m)

**BATHROOM**

8' 4" x 7' 3" (2.55m x 2.21m)

**TOTAL SQUARE FOOTAGE**

102.0 sq.m (1098 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

15' 11" x 7' 7" (4.85m x 2.30m)

**DRIVEWAY PARKING**

**GARDEN**



#### ITEMS INCLUDED IN THE SALE

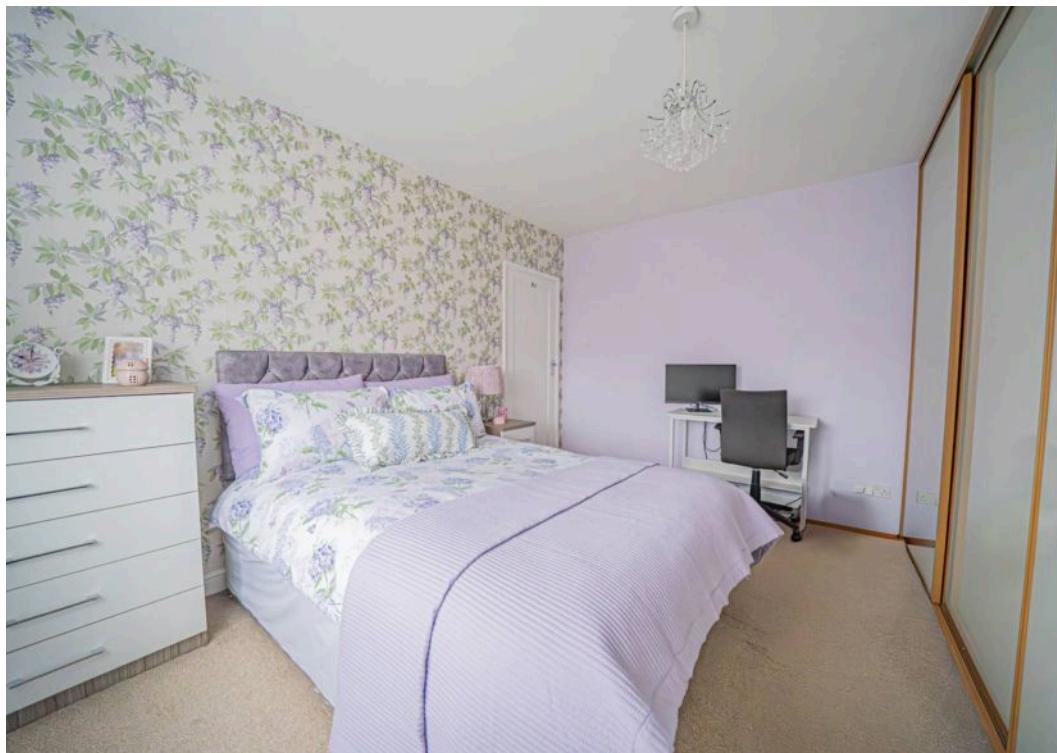
Integrated oven, integrated hob, extractor, all carpets, fitted wardrobes in one bedroom, garden shed and an electric car charging point.

#### ADDITIONAL INFORMATION

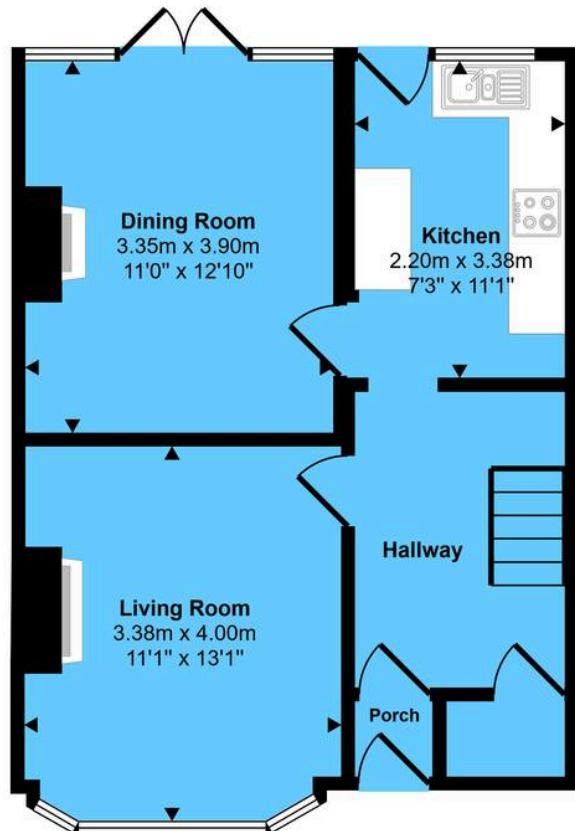
Services – direct mains water, sewers and electricity. Broadband – cable. Loft – boarded.

#### INFORMATION FOR POTENTIAL BUYERS

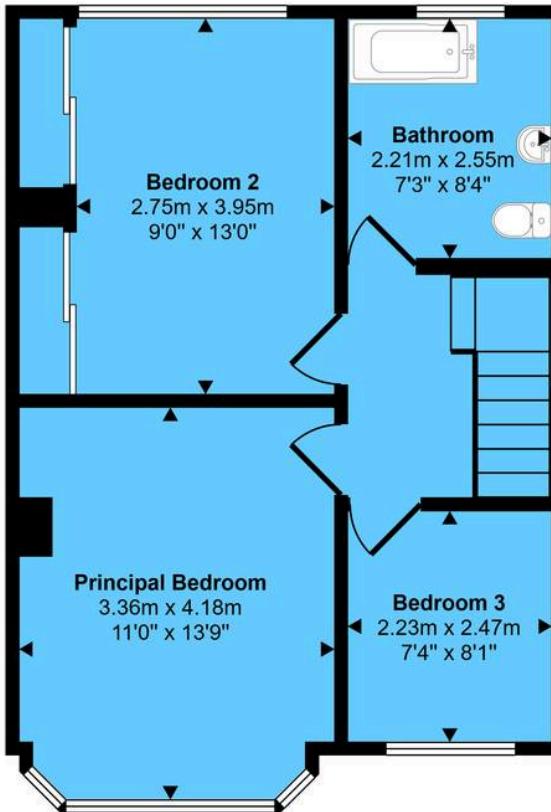
1. MONEY LAUNDERING REGULATIONS – Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



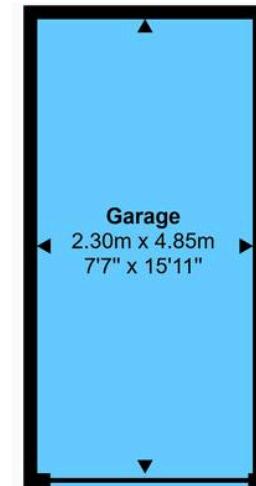
Approx Gross Internal Area  
102 sq m / 1098 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft



First Floor  
Approx 46 sq m / 495 sq ft



Garage  
Approx 11 sq m / 120 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](mailto:solihull@xacthomes.co.uk) • [www.xacthomes.co.uk](http://www.xacthomes.co.uk)

**xact**  
HOMES