

- Viewing Is Essential
- Beautifully Presented Family Home
- Larger Than Average Plot
- Potential To Extend (STP)

16 Charlecote Croft, Shirley, Solihull, B90 4DP

VIEWING is ESSENTIAL to appreciate this improved and beautifully presented home featuring a MUCH LARGER PLOT than usual offering substantial gardens and providing strong potential for extending (STSP). Accommodation includes 3 BEDROOMS, INTEGRATED FITTED KITCHEN and REFITTED BATHROOM.



Property Description

DESCRIPTION

Sitting in its own corner of this leafy cul-de-sac just off Tanworth Lane this beautifully presented family home features a much larger plot than usual providing excellent potential for extending (STSP).

The rear garden alone is substantially greater than other similar properties and we would strongly recommend viewing to be fully appreciated. Once inside the smart accommodation offers lovely entrance hallway benefitting from boot/store room and wc, splendid sitting room with dining area, recently refitted integrated kitchen, 3 bedrooms, modern family bathroom.



OUTSIDE

The property benefits from stunning gardens to the rear and include a stand alone Garage with is backed up with driveway parking.



GENERAL INFORMATION

Tenure: We are advised by the vendor that the property is Freehold with vacant possession upon completion. However, we would advise that you check this with your legal advisor before exchanging contracts.

Services: All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority: Solihull Metropolitan Borough Council.

OTHER SERVICES

DM & Co Homes are pleased to offer the following services:-

Mortgage Services: If you would like advice on the best mortgages available, please contact us on 01564 777 314.

VIEWINGS

At short notice with DM & Co. Homes on 01564 777 314 or by email dorridge@dmandcohomes.co.uk.

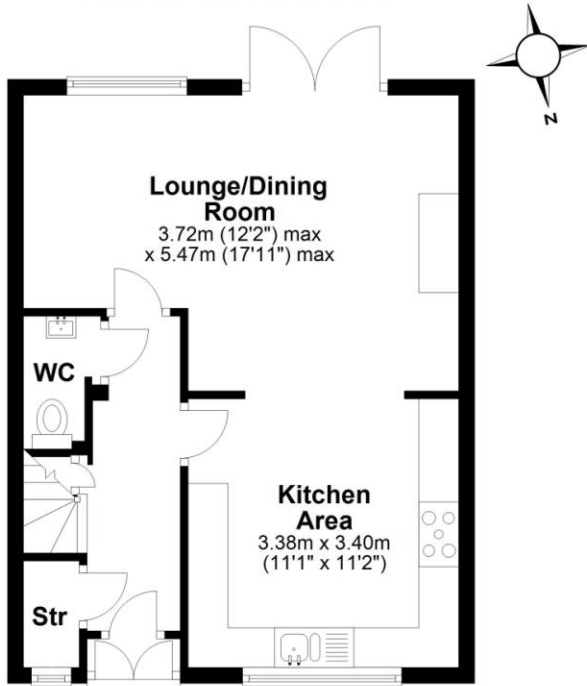
WANT TO SELL YOUR PROPERTY

Call DM & Co. Homes on 01564 777 314 to arrange your FREE no obligation market appraisal and find out why we are Solihull's fastest growing Estate Agency.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

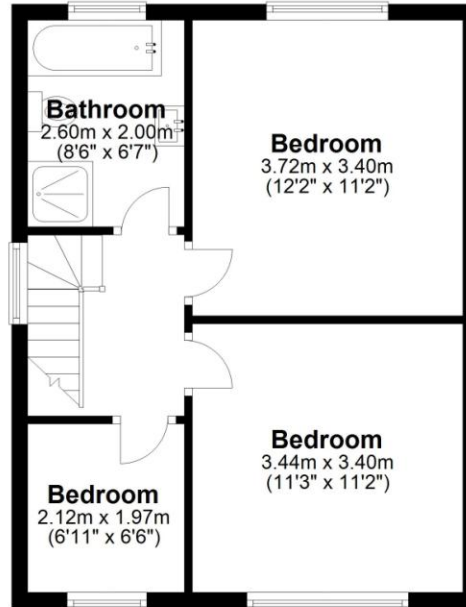
Ground Floor

Approx. 39.6 sq. metres (426.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.0 sq. feet)



Total area: approx. 79.3 sq. metres (853.6 sq. feet)

Please note this plan is for illustration purposes only, this is not intended to be a measured survey or comply with RICS guidelines. All measurements are approximate and should be checked by prospective buyers/tenants. No responsibility is taken for any error, omission, or mis-statement.
Plan produced using PlanUp.

