



Heath Gardens, Solihull

Guide Price £315,000



Heath Gardens

Solihull |

PROPERTY OVERVIEW

Situated in a most convenient location, an ideal opportunity to purchase this three bedroom semi-detached in need off some updating. This property would be ideal for a first time purchaser and benefits from gas central heating, double glazing and has the added attraction of South facing garden. The accommodation briefly comprises of: enclosed porch, entrance hall, living room, dining room, extended kitchen, three bedrooms, bathroom, garage and South 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





ENTRANCE PORCH

ENTRANCE HALL

12' 4" x 6' 6" (3.76m x 1.98m)

LIVING ROOM

17' 8" x 9' 10" (5.39m x 3.00m)

DINING ROOM

13' 4" x 10' 9" (4.06m x 3.27m)

KITCHEN

10' 2" x 7' 5" (3.11m x 2.25m)

FIRST FLOOR

BEDROOM ONE

13' 5" x 9' 8" (4.09m x 2.94m)

BEDROOM TWO

11' 5" x 9' 8" (3.49m x 2.95m)

BEDROOM THREE

7' 10" x 11' 1" (2.38m x 3.38m)

BATHROOM

7' 11" x 7' 6" (2.41m x 2.29m)

LOFT SPACE

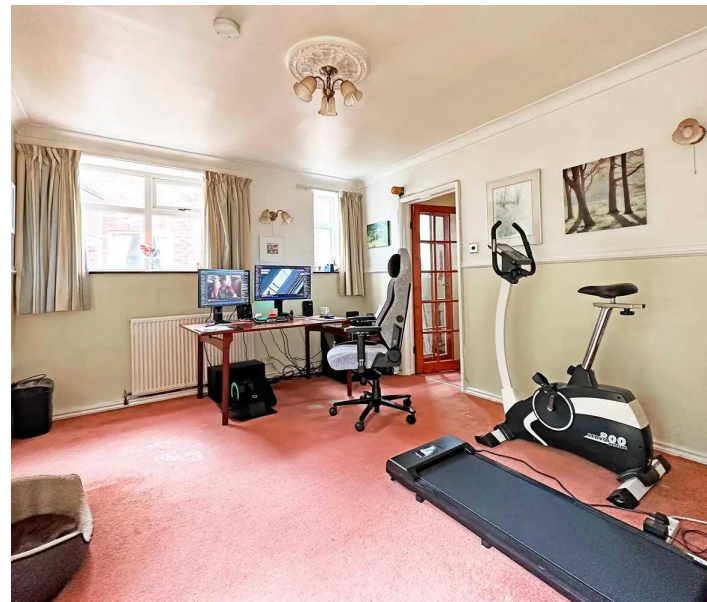
25' 6" x 15' 3" (7.76m x 4.66m)

OUTSIDE THE PROPERTY

GARAGE

18' 8" x 10' 10" (5.70m x 3.29m)

SOUTH FACING GARDEN



**ITEMS INCLUDED IN THE SALE**

Zanussi free standing cooker, extractor, fridge, freezer, washing machine, all carpets, all curtains, all blinds, fitted wardrobes in bedrooms one, two and three, all light fittings and garden shed.

FURTHER ITEMS INCLUDED IN THE SALE

Mirrors

ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers. Broadband: Virgin Fibre-Optic. Loft Space: boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

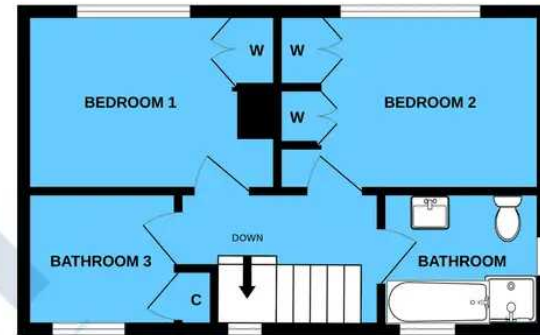
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



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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Xact Homes

6 The Square, Solihull - B91 3RB

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

