



Fairford Close, Solihull

Offers Over £725,000





PROPERTY OVERVIEW

Situated on a corner plot in a most sought after location, an ideal opportunity to purchase this modern four bedroom detached property originally built by David Wilson Homes. This property is being immaculately maintained and benefits from gas central heating, double glazing and has the added attraction of a South East facing rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, guest cloakroom, attractive lounge, dining room, study, breakfast kitchen, laundry/utility room, four double bedrooms, ensuite bathroom, family bathroom, double garage and South East facing rear garden.

- Four Bedroom Spacious Detached
- Corner Plot – Originally Built By David Wilson Homes
- Living Room/ Dining Room
- Breakfast Kitchen
- Ensuite Bathroom
- Large Family Bathroom
- Double Garage





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: F

Tenure: Freehold

CANOPY PORCH

ENTRANCE HALL

16' 5" x 7' 1" (5.00m x 2.15m)

GUEST CLOAKROOM

8' 2" x 3' 1" (2.48m x 0.93m)

LIVING ROOM

19' 5" x 11' 9" (5.91m x 3.59m)

DINING ROOM

11' 10" x 10' 1" (3.60m x 3.08m)

STUDY/SNUG

11' 9" x 8' 0" (3.59m x 2.43m)

BREAKFAST/KITCHEN

13' 11" x 10' 2" (4.25m x 3.11m)

UTILITY AREA

10' 7" x 5' 4" (3.22m x 1.62m)





FIRST FLOOR

BEDROOM ONE

14' 5" x 11' 10" (4.40m x 3.60m)

ENSUITE

10' 5" x 5' 7" (3.17m x 1.70m)

BEDROOM TWO

13' 5" x 9' 5" (4.09m x 2.88m)

BEDROOM THREE

11' 6" x 11' 2" (3.51m x 3.40m)

BEDROOM FOUR

11' 6" x 12' 1" (3.51m x 3.69m)

BATHROOM

10' 4" x 9' 2" (3.14m x 2.80m)

OUTSIDE THE PROPERTY

GARAGE

17' 9" x 16' 3" (5.40m x 4.96m)

TOTAL SQUARE FOOTAGE

170.8 sq. m (1838 sq.ft) approx.

SOUTH EAST FACING GARDEN

ITEMS INCLUDED IN THE SALE

Rangemaster free standing cooker, extractor, fridge, freezer, dishwasher, all carpets, some curtains, all blinds, fitted wardrobes in bedrooms one, two, three and four, all light fittings and greenhouse.



ADDITIONAL INFORMATION

Services: water meter, main gas, electricity and mains sewers.] Broadband: Talk Talk. Loft Space: boarded with ladder and lighting.

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.

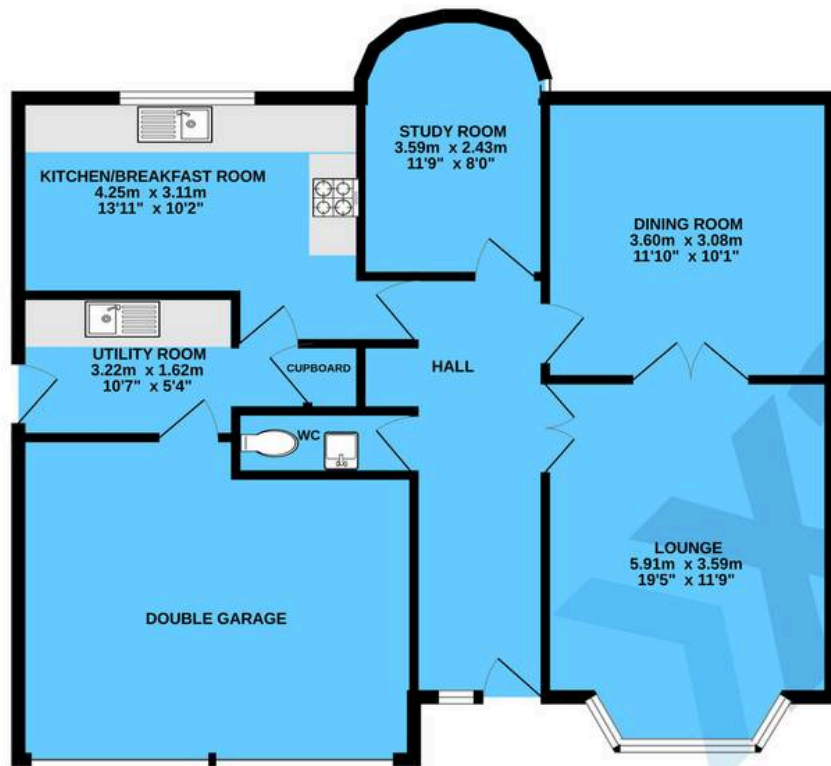
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

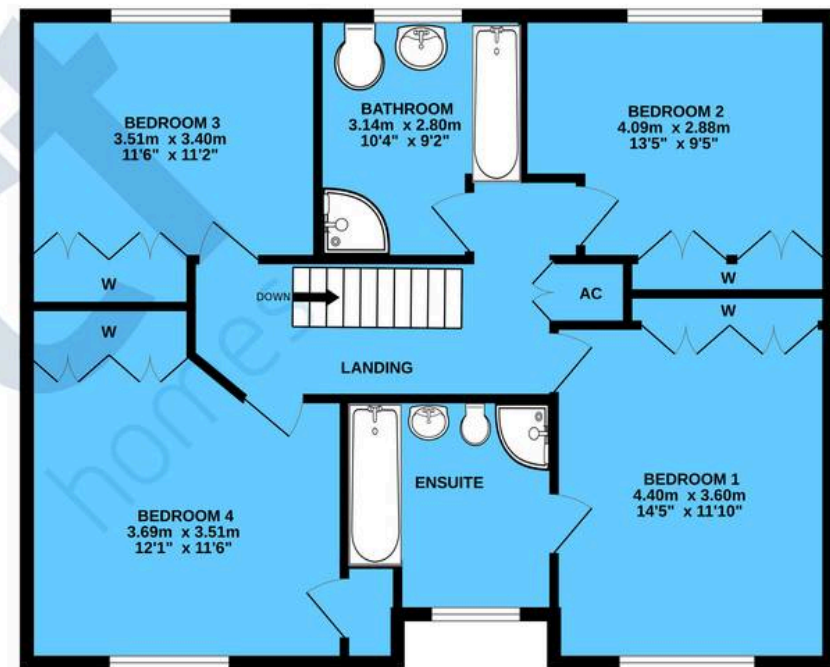
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 170.8 sq.m. (1838 sq.ft.) approx.

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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