



Sevington Close, Solihull

Guide Price £529,950





PROPERTY OVERVIEW

Situated on the popular Hillfield estate, a fantastic opportunity to purchase this four bedroom detached within the Tudor Grange Academy school catchment. This property is offered to the market with NO UPWARD CHAIN and benefits from gas central heating, double glazing and has the added attraction of a third reception room. The accommodation in more detail comprises of: entrance hall, guest cloakroom, living room, dining room, family room, fitted kitchen, utility area, four bedrooms, ensuite shower room, family bathroom, garage/store and astroturf rear garden.

- Popular Hillfield Estate
- No Upward Chain
- In Need Of Modernisation
- Four Bedroom Detached
- Tudor Grange Academy Catchment
- Ensuite Shower Room & Family Bathroom
- Easy Maintained Rear Garden
- Easy Walking Distance To Widney Manor Railway Station





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: E

Tenure: Freehold

ENTRANCE HALL

14' 2" x 5' 7" (4.32m x 1.70m)

WC

7' 10" x 2' 9" (2.39m x 0.84m)

LIVING ROOM

17' 0" x 11' 8" (5.18m x 3.56m)

DINING ROOM

11' 8" x 8' 7" (3.56m x 2.62m)

FAMILY ROOM

9' 1" x 8' 8" (2.77m x 2.64m)

KITCHEN

13' 9" x 8' 2" (4.19m x 2.49m)

UTILITY AREA

9' 10" x 7' 6" (3.00m x 2.29m)





FIRST FLOOR

BEDROOM ONE

11' 10" x 11' 6" (3.61m x 3.51m)

ENSUITE

5' 6" x 5' 3" (1.68m x 1.60m)

BEDROOM TWO

11' 6" x 10' 6" (3.51m x 3.20m)

BEDROOM THREE

9' 5" x 7' 0" (2.87m x 2.13m)

BEDROOM FOUR

8' 7" x 8' 7" (2.62m x 2.62m)

BATHROOM

7' 4" x 4' 11" (2.24m x 1.50m)

TOTAL SQUARE FOOTAGE

113 sq.m (1216 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE/STORE

ON DRIVE PARKING FOR THREE VEHICLES

ASTROTURF REAR GARDEN



ITEMS INCLUDED IN THE SALE

Free standing cooker, American fridge/freezer, extractor, all carpets, blinds and light fittings, wall units in the lounge, units in the dining room and fitted wardrobes in two bedrooms.

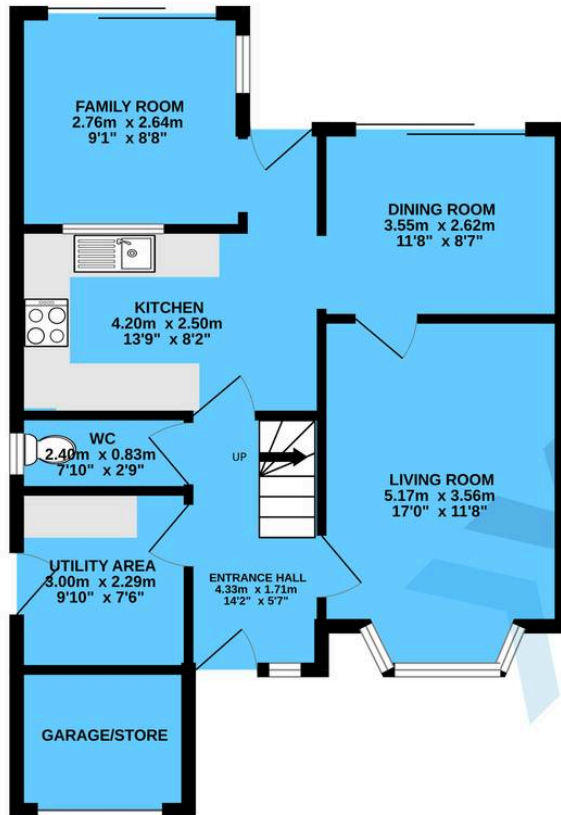
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers

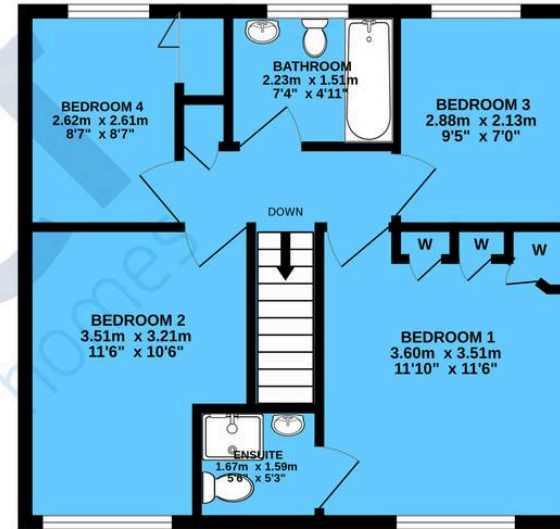
INFORMATION FOR POTENTIAL BUYERS

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 : 113.0 sq.m. (1216 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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