



## Glencroft Road, Solihull

Guide Price £260,000



## Glencroft Road

Solihull | B92

### PROPERTY OVERVIEW

Situated in a popular location, a fantastic opportunity to purchase this three bedroom terraced which would be ideal for a first time purchaser. The property has been well maintained and benefits from gas central heating, double glazing and has the added attraction of three good sized bedrooms. The accommodation briefly comprises of: entrance hall, living room, breakfast kitchen, three bedrooms, bathroom, large garden and garage to the rear.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Terraced
- Ideal For A First Time Purchaser
- Well Maintained
- Early & Internal Viewing Essential
- Re-Fitted Breakfast Kitchen
- Family Bathroom
- Large Garden
- Garage To The Rear





## 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. From Glencroft Road there is an Ofsted rated good school within 5 minute walk, local retail park within 5 minutes drive, on a local bus route into Solihull, Elmdon park and nature reserve at the end of the road and Birmingham International to Euston rail line for fast links into London just over an hour by train

## ITEMS INCLUDED IN THE SALE

Zanussi integrated oven, Zanussi integrated hob, extractor and all carpets, curtains, blinds and light fittings.



## ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.  
Broadband - EE. Loft space - with ladder.

## 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.



**ENTRANCE HALL**

4' 3" x 3' 11" (1.30m x 1.19m)

**LIVING ROOM**

14' 5" x 11' 10" (4.39m x 3.61m)

**BREAKFAST KITCHEN**

14' 11" x 11' 3" (4.55m x 3.43m)

**FIRST FLOOR**

**BEDROOM ONE**

10' 9" x 9' 2" (3.28m x 2.79m)

**BEDROOM TWO**

10' 11" x 9' 2" (3.33m x 2.79m)

**BEDROOM THREE**

9' 1" x 7' 8" (2.77m x 2.34m)

**BATHROOM**

7' 5" x 5' 3" (2.26m x 1.60m)

**TOTAL SQUARE FOOTAGE**

66 sq.m (710 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**LARGE GARDEN**

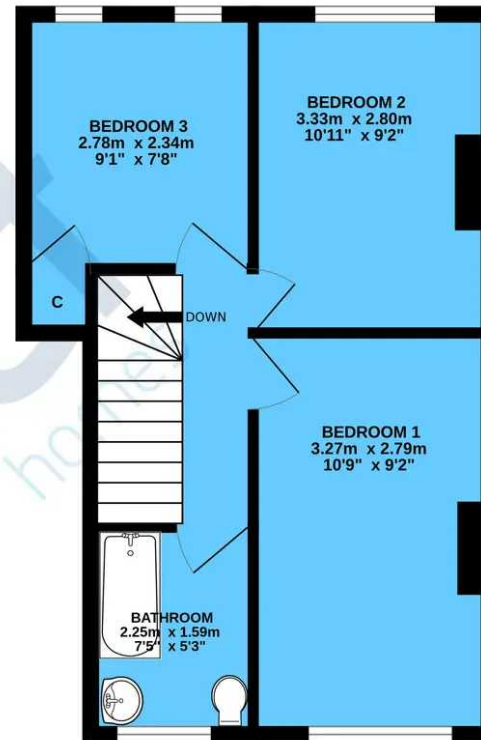
**GARAGE TO THE REAR**



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 66.0 sq.m. (710 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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