



Woodshires Road, Solihull

Guide Price £230,000







## PROPERTY OVERVIEW

Nestled in a tranquil setting with picturesque views, this delightful two bedroom ground floor maisonette provides an ideal opportunity for first time buyers or downsizers seeking peaceful living. The property boasts a spacious open plan living and dining room offering stunning vistas of a serene nature area and pond, creating a perfect setting for relaxation and entertainment. The adjacent fitted kitchen is fully equipped with integrated appliances catering to modern living needs. The bedrooms include a generous principal bedroom with fitted storage, accompanied by a comfortable second bedroom. A well-appointed family bathroom completes the accommodation. Outside, the property features a well-maintained rear garden with a lawned area and patio seating section. Additionally, a versatile garden room, fully insulated, offers flexibility of use.

Further enhancing the property's appeal is a large single garage providing convenient parking facilities. With its premier location and convenient amenities, this property offers a harmonious blend of tranquillity and practicality, presenting a wonderful opportunity for discerning buyers.







## 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: Leasehold

- Two Bedroom Ground Floor Maisonette
- Set In A Quiet Cul-De-Sac
- Ideal For First-Time Buyers Or Downsize
- Open Plan Living / Dining Room
- Fitted Kitchen
- Family Bathroom
- Lawn Rear Garden
- Garden Room
- Single Garage In Separate Block



## PORCH

### LIVING/DINING ROOM

22' 6" x 12' 4" (6.86m x 3.76m)

### KITCHEN

10' 0" x 8' 8" (3.05m x 2.64m)

## HALL



**PRINCIPAL BEDROOM**

11' 9" x 10' 4" (3.58m x 3.15m)

**BEDROOM TWO**

10' 8" x 9' 1" (3.25m x 2.77m)

**WET ROOM**

5' 11" x 5' 5" (1.80m x 1.65m)

**TOTAL SQUARE FOOTAGE**

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

**OUTSIDE THE PROPERTY****SINGLE GARAGE****WELL MAINTAINED REAR GARDEN WITH PATIO SEATING****GARDEN ROOM****ITEMS INCLUDED IN THE SALE**

Integrated oven, Stoves integrated hob, extractor, all carpets, some light fittings, fitted wardrobes in two bedrooms, garden shed, electric garage door and garden room.

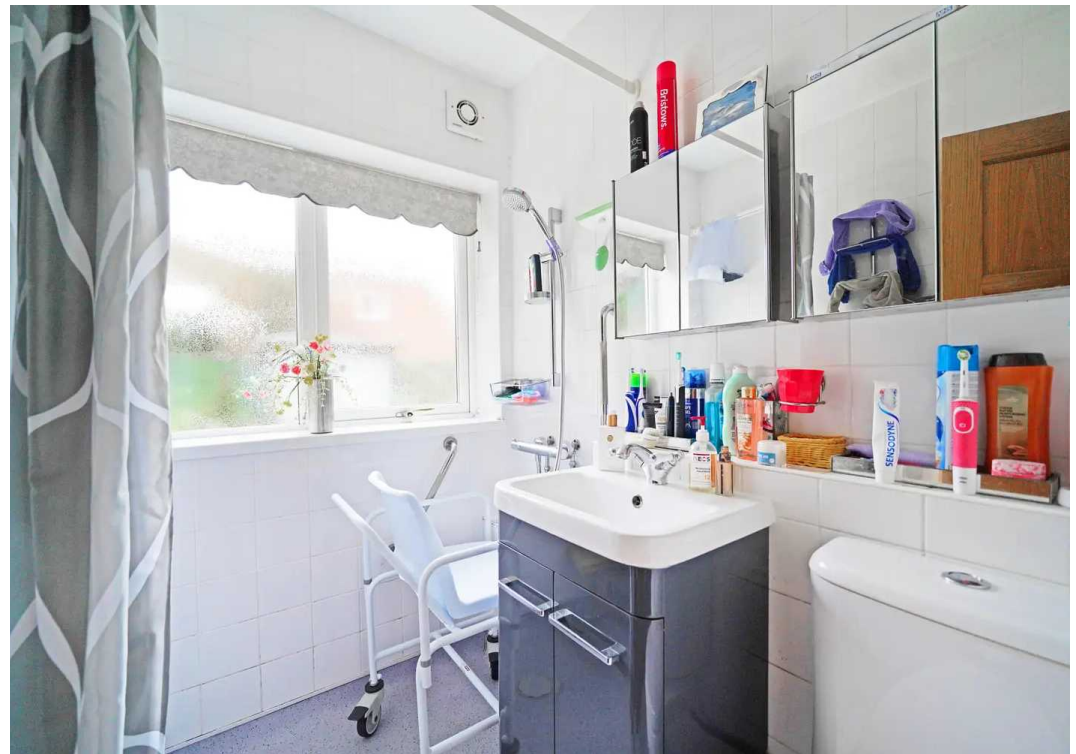
**ADDITIONAL INFORMATION**

Services - water meter, mains gas, electricity and sewers. Broadband - Utility Warehouse. Service charge - £1,500 pa. Ground rent - Nil.

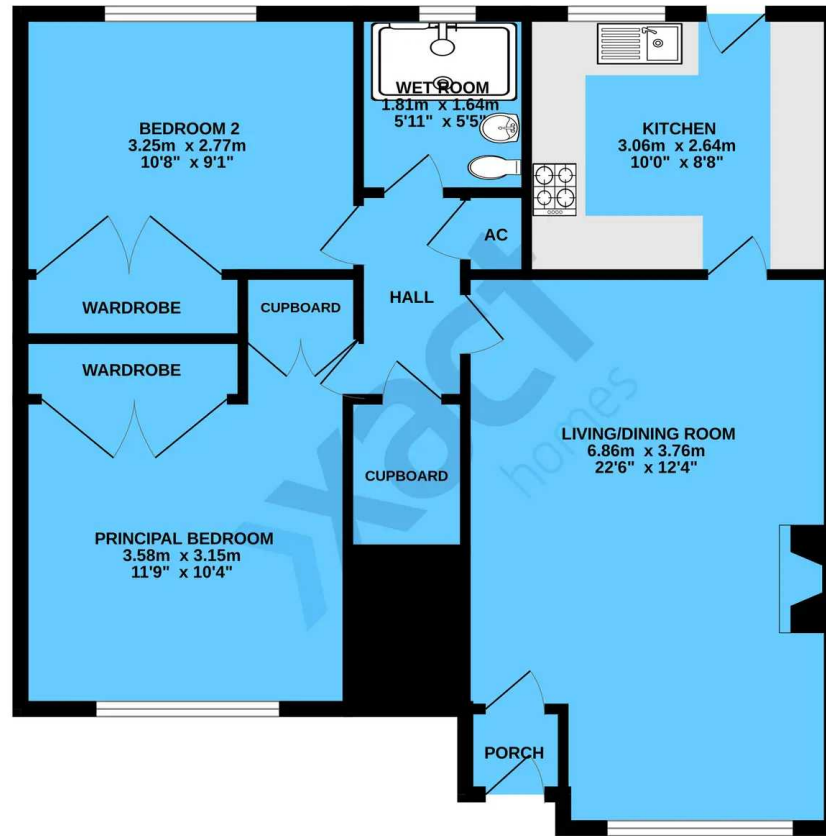
**MONEY LAUNDERING REGULATIONS**

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



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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