



Banbrook Close, Solihull

Guide Price £275,000





PROPERTY OVERVIEW

Boasting a prime position on a quiet cul-de-sac, this three-bedroom end of terrace property is a rare find in the market with the added perk of NO UPWARD CHAIN. Perfect for both first-time buyers and investors, this spacious family home exudes natural light throughout. The large living/dining room offers serene views of the rear garden, while the fitted kitchen and single garage provide convenience and functionality. The first floor hosts three generously sized double bedrooms, each serviced by a family bathroom, ensuring ample space for all.

Outside, the property shines with a delightful rear garden featuring a patio seating area, lush lawn section, and well-established shrubs, creating a serene outdoor retreat for relaxation and entertainment. This property promises a harmonious blend of comfort, convenience, and charm, making it an ideal sanctuary to call home. Don't miss out on this fantastic opportunity to own a slice of tranquillity in a sought-after location.





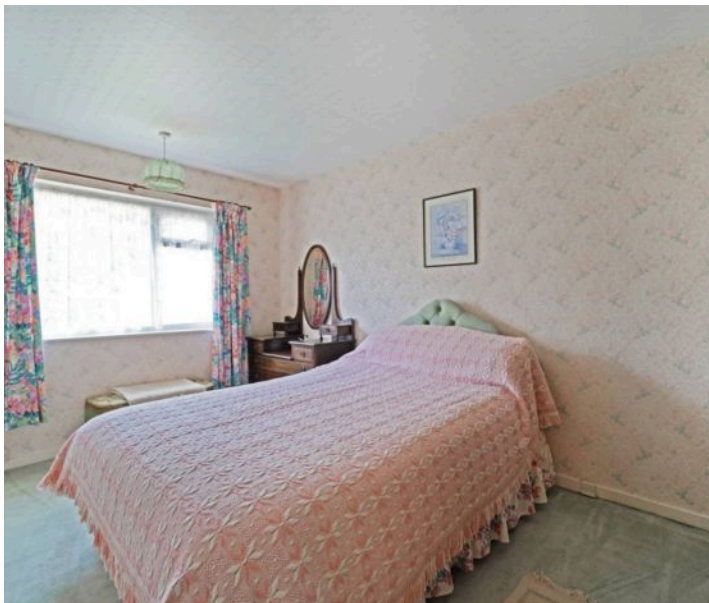
PROPERTY LOCATION

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

- Three Bedroom End-Terrace Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers Or Investors
- Set On A Quiet Cul-De-Sac
- Open Plan Living / Dining Room
- Delightful Rear Garden
- Ample Parking & Single Garage
- Three Generously Sized Double Bedrooms





HALL

KITCHEN

11' 10" x 6' 11" (3.61m x 2.11m)

LIVING/DINING ROOM

18' 1" x 10' 8" (5.51m x 3.25m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 8' 8" (4.29m x 2.64m)

BEDROOM TWO

10' 10" x 9' 2" (3.30m x 2.79m)

BEDROOM THREE

8' 8" x 8' 8" (2.64m x 2.64m)

BATHROOM

6' 5" x 5' 11" (1.96m x 1.80m)

OUTSIDE THE PROPERTY

GARAGE

12' 2" x 8' 2" (3.71m x 2.49m)

TOTAL SQUARE FOOTAGE

75.5 sq.m (813 sq.ft) approx.

REAR GARDEN WITH PATIO SEATING AREA

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings and garden shed.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.

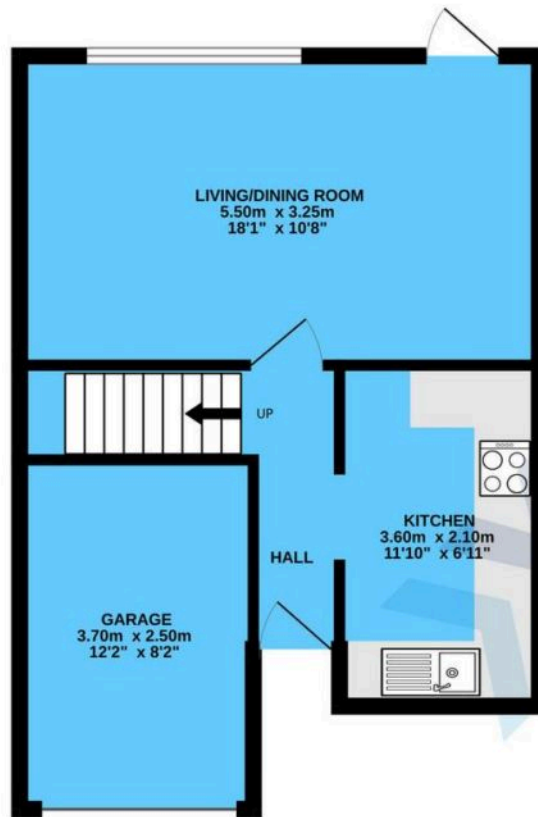
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INFORMATION FOR POTENTIAL BUYERS

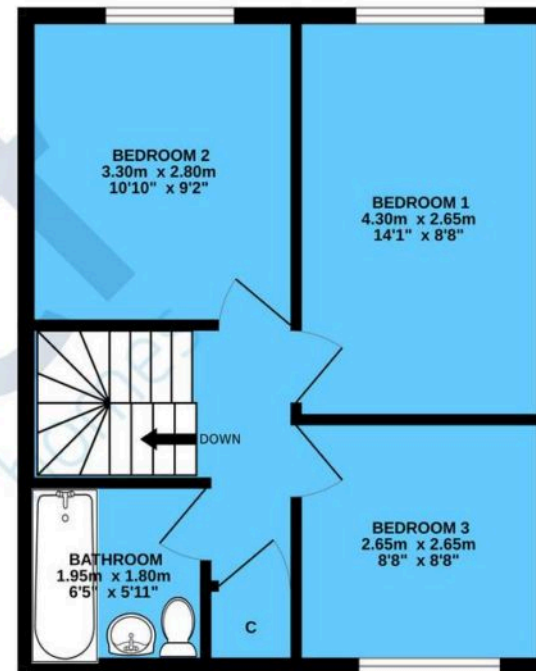
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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: 75.5 sq.m. (813 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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