



## Baginton Close, Solihull

Offers Over £587,500





## PROPERTY OVERVIEW

Introducing this superbly presented and extended four-bedroom detached family home, situated on a peaceful cul-de-sac just a stone's throw away from the Town Centre and conveniently located near all local schools. This property is offered with the added benefit of NO UPWARD CHAIN, allowing for a smooth and stress-free transition for potential buyers. Upon arrival, you are greeted by a substantial driveway providing ample parking space for multiple vehicles, accompanied by a delightful fore garden, setting a welcoming tone. Stepping into the property, the entrance hallway seamlessly connects to the ground floor accommodation and sets the stage for what lies beyond. The spacious living room boasts an abundance of natural light, creating a bright and airy atmosphere ideal for relaxation and entertainment. The heart of the home, the John Lewis fitted kitchen, is not only aesthetically pleasing but also practical, offering ample workspace for culinary enthusiasts. Overlooking the rear garden, the dining room provides a delightful space to enjoy meals with family and friends while taking in the serene views. Completing the ground floor, a single garage offers convenient storage or parking options.



Ascending to the first floor, you will find four generously sized bedrooms, offering versatility for various living arrangements. The principal bedroom benefits from an ensuite, providing a private retreat within the home with a family bathroom serving the remaining bedrooms. Outside, the property continues to impress with a low maintenance south facing rear garden with artificial lawn that provides a tranquil escape from the hustle and bustle of every-day life. A patio seating area offers an ideal spot for al fresco dining or simply soaking up the outdoors.

#### 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





- Four Bedroom Detached Family Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Two Spacious Reception Rooms
- Fitted John Lewis Kitchen
- Four Generously Sized Bedrooms
- Principal Bedroom With En-suite
- Low Maintenance South Facing Rear Garden
- Large Driveway & Single Garage



## **ENTRANCE HALLWAY**

### **WC**

## **LIVING ROOM**

19' 8" x 18' 1" (5.99m x 5.51m)

## **DINING ROOM**

11' 10" x 9' 10" (3.61m x 3.00m)

## **KITCHEN**

14' 9" x 8' 2" (4.50m x 2.49m)

Corian seamless worktop with coved upstands.

## **INTEGRAL GARAGE**

14' 9" x 7' 10" (4.50m x 2.39m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

14' 11" x 9' 2" (4.55m x 2.79m)

### **ENSUITE**

7' 10" x 6' 9" (2.39m x 2.06m)

Updated ensuite.

### **BEDROOM TWO**

12' 0" x 12' 0" (3.66m x 3.66m)

### **BEDROOM THREE**

10' 0" x 9' 10" (3.05m x 3.00m)

### **BEDROOM FOUR**

10' 0" x 8' 2" (3.05m x 2.49m)

## **BATHROOM**

8' 10" x 8' 10" (2.69m x 2.69m)

Updated bathroom.

## **TOTAL SQUARE FOOTAGE**

137.2 sq.m (1477 sq.ft) approx.



## **OUTSIDE THE PROPERTY**

### **LOW MAINTENANCE GARDEN WITH PATIO SEATING AREA**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge, dishwasher, all carpets, CCTV and fitted wardrobes in four bedrooms.

### **ADDITIONAL INFORMATION**

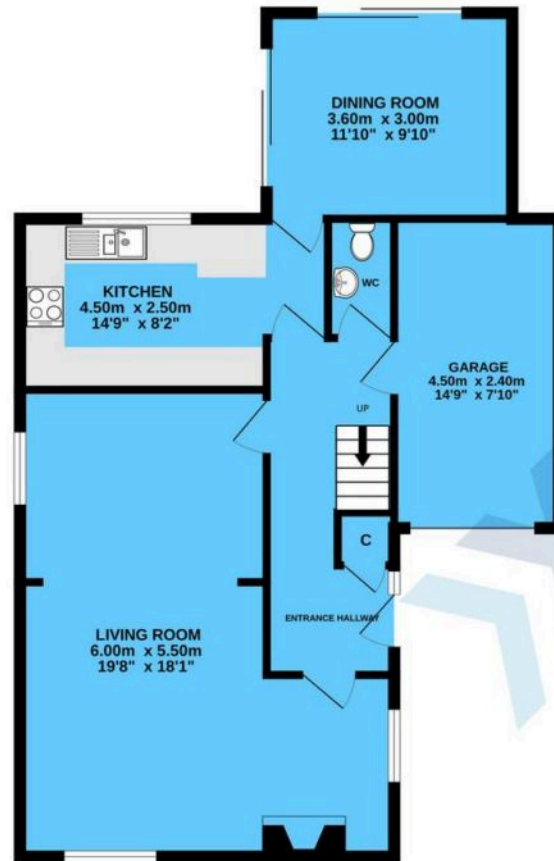
Services - water on a meter, mains gas, electricity and sewers. Broadband - ADSL copper wire.

### **INFORMATION FOR POTENTIAL BUYERS**

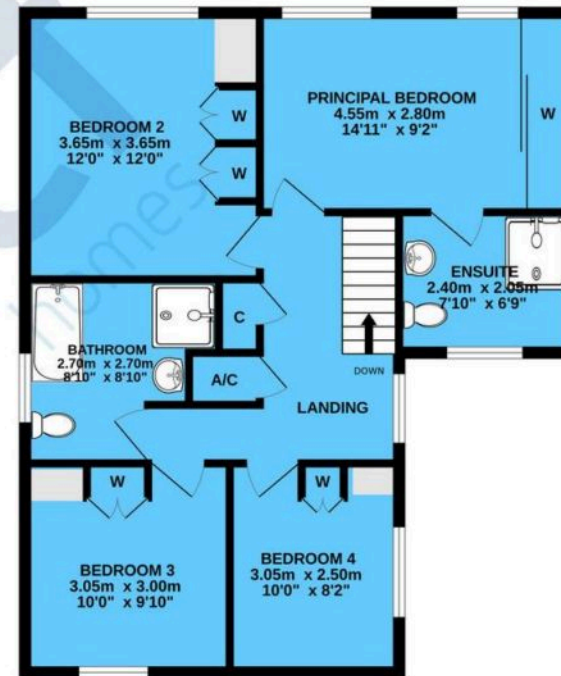
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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 : 137.2 sq.m. (1477 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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