



Gilmorton Close, Solihull

Guide Price £375,000







## PROPERTY OVERVIEW

Presenting a wonderful opportunity for first time buyers, downsizers or investors, this charming three bedroom end terrace property is situated on a peaceful cul-de-sac in Solihull. The property boasts a lovely foregarden enhancing its kerb appeal. Upon entering, you are welcomed by a bright entrance hallway with a convenient guest toilet. The ground floor features a spacious living room and an open plan kitchen/diner offering a delightful view of the rear garden. Upstairs, you will find three well-appointed bedrooms comprising two doubles and a single, along with a family bathroom. The property is bathed in natural light throughout, creating a warm and inviting atmosphere. Additionally, the rear garden provides a private retreat for relaxation. Complete with parking spaces and a single garage in a detached block, this property offers both comfort and convenience in a sought-after location.



- Three Bedroom End-Terrace Property
- Set On A Quiet Cul-De-Sac
- Bright & Spacious Throughout
- Delightful Rear Garden
- Open Plan Kitchen / Diner
- Excellent Living Room
- Three Bedrooms & Family Bathroom
- Two Parking Spaces & Single Garage





#### 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: D

Tenure: Freehold

#### ENTRANCE HALLWAY

##### WC

6' 6" x 2' 2" (1.98m x 0.66m)

##### LIVING ROOM

16' 8" x 12' 2" (5.08m x 3.71m)

##### KITCHEN/DINER

15' 1" x 9' 2" (4.60m x 2.79m)

#### FIRST FLOOR

##### BEDROOM ONE

13' 0" x 8' 6" (3.96m x 2.59m)

##### BEDROOM TWO

10' 8" x 8' 6" (3.25m x 2.59m)

##### BEDROOM THREE

8' 9" x 6' 5" (2.67m x 1.96m)

##### BATHROOM

6' 4" x 6' 3" (1.93m x 1.91m)





**TOTAL SQUARE FOOTAGE**

78.0 sq.m (840 sq.ft) approx.

**OUTSIDE THE PROPERTY****SINGLE GARAGE - DETACHED BLOCK**

7' 9" x 17' 8" (2.36m x 5.38m)

**TWO ALLOCATED PARKING SPACES****PRIVATE REAR GARDEN****ITEMS INCLUDED IN THE SALE**

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

**ADDITIONAL INFORMATION**

Services - water on a meter, mains electricity and sewers. Broadband - cable.

**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.

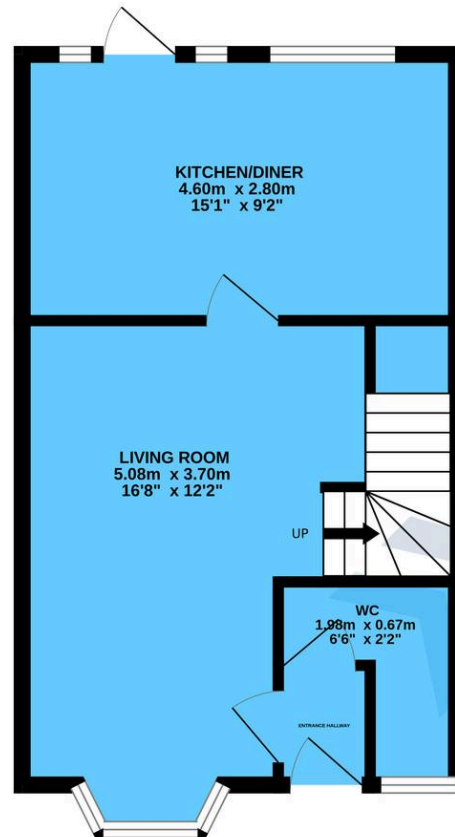
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



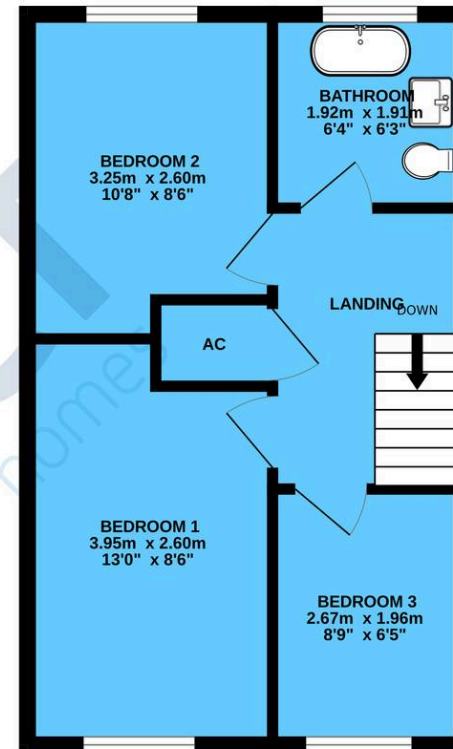




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 78.0 sq.m. (840 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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# Xact Homes

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