



Scott Road, Solihull

Guide Price **£275,000**





PROPERTY OVERVIEW

This beautifully presented two-bedroom end terrace home has been recently refurbished to a high quality throughout, making it the perfect choice for first-time buyers and investors alike. Located in a great area close to all local amenities and schools, this property offers both comfort and convenience.

Upon entering, you are greeted by an inviting entrance hallway that provides ample storage space for all your belongings. The dual aspect living/dining room is flooded with natural light, creating a bright and airy atmosphere. The room also features an excellent media wall, perfect for entertainment purposes.

The modern kitchen is equipped with fully integrated appliances, allowing for seamless meal preparation and cooking experiences.

Upstairs, you will find two generously sized bedrooms, each offering a comfortable and peaceful retreat. These bedrooms are serviced by a luxury family bathroom, providing a touch of elegance to the home.

Outside, the property boasts a beautifully landscaped garden that is sure to be a haven for relaxation and enjoyment. Additionally, there is a versatile home office/gym located in the garden. This space is fully insulated and has an electric supply, making it ideal for anyone looking to work from home or stay active without leaving the comfort of their property.





Furthermore, this property features a wide driveway to the front, providing parking space for multiple vehicles. This convenient feature ensures that you and your guests will always have a place to park without any hassle.

In conclusion, this property offers a wonderful opportunity to own a modern and well-maintained home in a fantastic location. With its recent refurbishments, convenient amenities, and versatile outdoor space, this property is truly a gem waiting to be discovered.

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: B

Tenure: Freehold





- Recently Refurbished Two-Bedroom End Terrace, Ideal For First-Time Buyers Or Investors
- Located Close To Local Amenities And Schools
- Bright Dual Aspect Living / Dining Room With Media Wall
- Modern Kitchen With Fully Integrated Appliances
- Two Spacious Bedrooms And A Luxury Family Bathroom
- Landscaped Rear Garden Boasting An Insulated Home Office / Gym With Electric Supply
- Spacious Driveway Providing Parking For Multiple Vehicles
- Well Maintained, Ready-To-Move-Into Home Offering Comfort And Convenience



ENTRANCE HALLWAY

KITCHEN

10' 3" x 6' 11" (3.13m x 2.12m)

LIVING / DINING ROOM

19' 9" x 10' 0" (6.02m x 3.04m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 11" x 8' 11" (4.25m x 2.72m)

BEDROOM TWO

10' 6" x 10' 1" (3.20m x 3.07m)

BATHROOM

6' 7" x 5' 9" (2.01m x 1.75m)

TOTAL SQUARE FOOTAGE

64.0 sq.m (684 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

LANDSCAPED GARDEN

HOME OFFICE / GYM

**ITEMS INCLUDED IN THE SALE**

Integrated oven, Hotpoint integrated hob, extractor, microwave, Kenwood fridge/freezer, Beko washer/dryer, all carpets, all blinds and some light fittings.

ADDITIONAL INFORMATION

Services – direct mains water (with water meter), sewers and electricity. Broadband – FTTP (fibre to the premises). Loft – boarded.

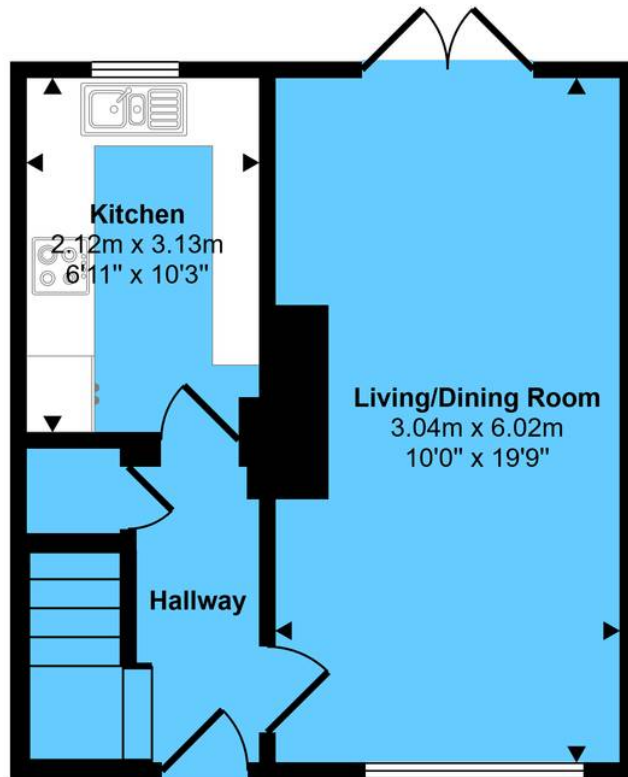
INFORMATION FOR POTENTIAL BUYERS

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.

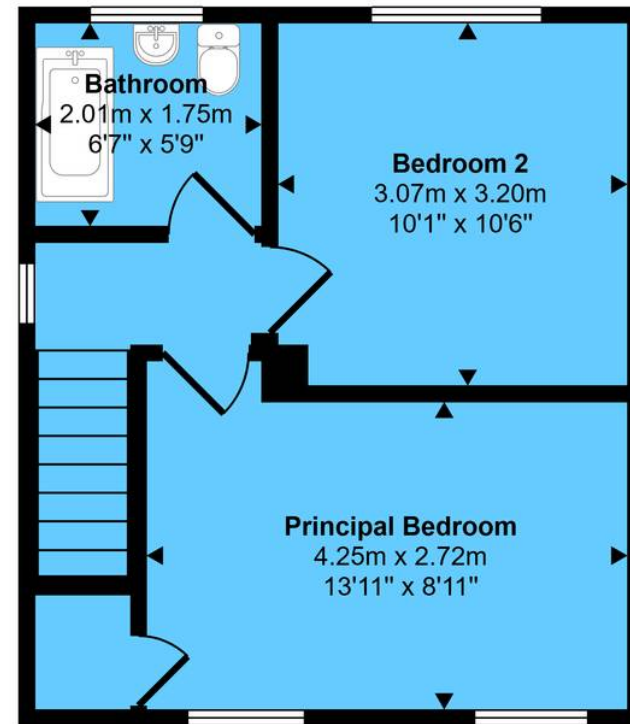
2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any 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.



Approx Gross Internal Area
64 sq m / 684 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft



First Floor
Approx 32 sq m / 341 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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