



## Halstead Grove, Solihull

Guide Price £440,000





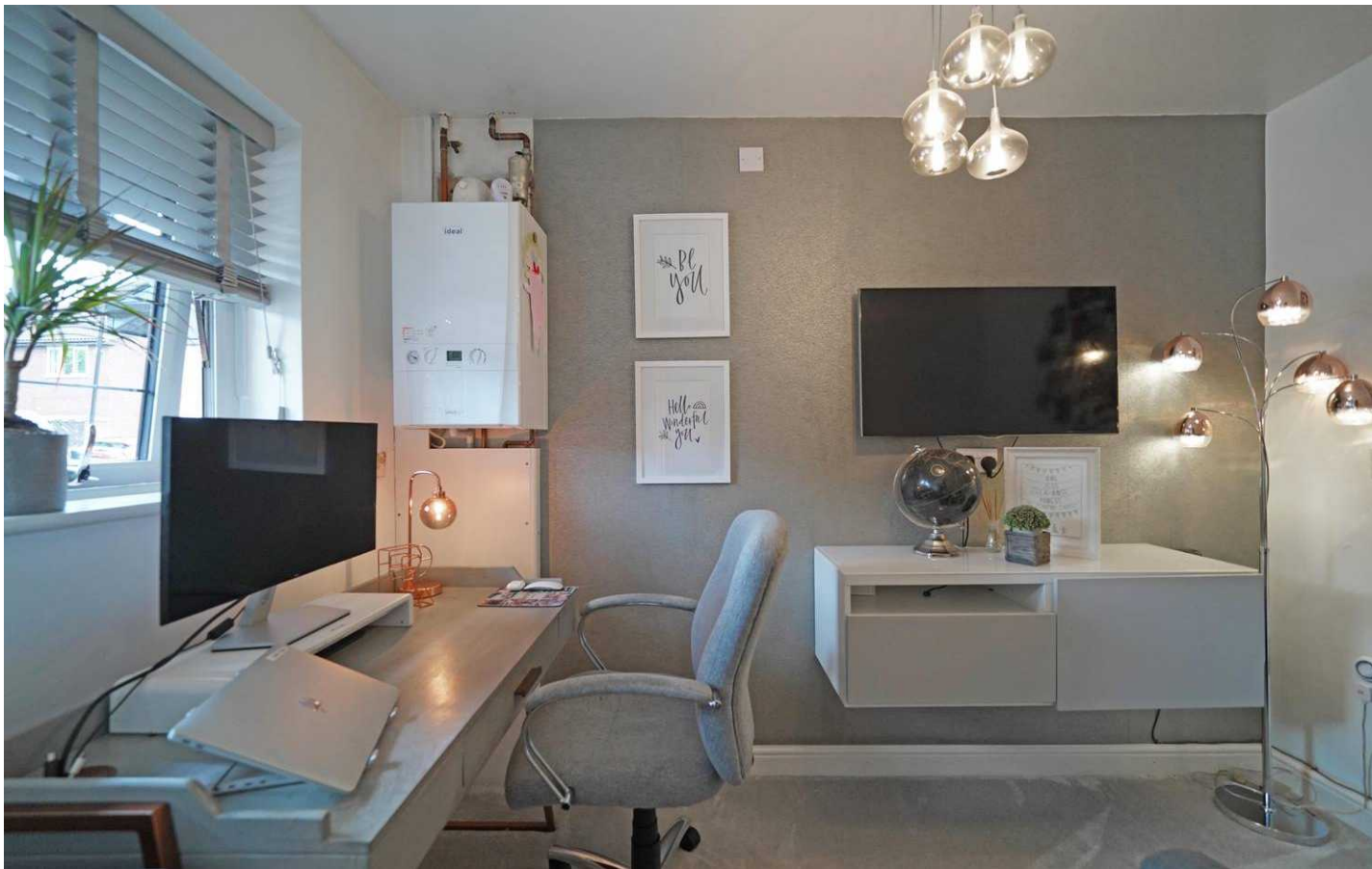
#### PROPERTY OVERVIEW

Situated in a most sought after location, a fantastic opportunity to purchase this impressive three bedroom semi detached which stands within the Tudor Grange Academy catchment. This property has been immaculately maintained throughout and benefits from gas central heating, double glazing and has the added attraction of South facing rear garden. The accommodation briefly comprises of: canopy porch, entrance hall, study, luxury fitted kitchen, lounge/dining room, three good sized bedrooms, modern re-fitted bathroom and a South facing rear garden.

#### 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

- Immaculately Maintained & Decorated
- Internal Viewing Essential
- Spacious Lounge/Dining Room
- Luxury Fitted Kitchen
- Three Good Sized Bedrooms
- Modern Re-Fitted Bathroom
- South Facing Rear Garden





## CANOPY PORCH

### ENTRANCE HALL

10' 9" x 2' 10" (3.28m x 0.86m)

### KITCHEN

14' 1" x 7' 7" (4.29m x 2.31m)

### STUDY

10' 3" x 6' 4" (3.12m x 1.93m)

### LOUNGE/DINING ROOM

18' 3" x 12' 2" (5.56m x 3.71m)

## FIRST FLOOR

### BEDROOM ONE

11' 11" x 9' 11" (3.63m x 3.02m)

### BEDROOM TWO

10' 9" x 8' 1" (3.28m x 2.46m)

### BEDROOM THREE

9' 11" x 8' 11" (3.02m x 2.72m)

### BATHROOM

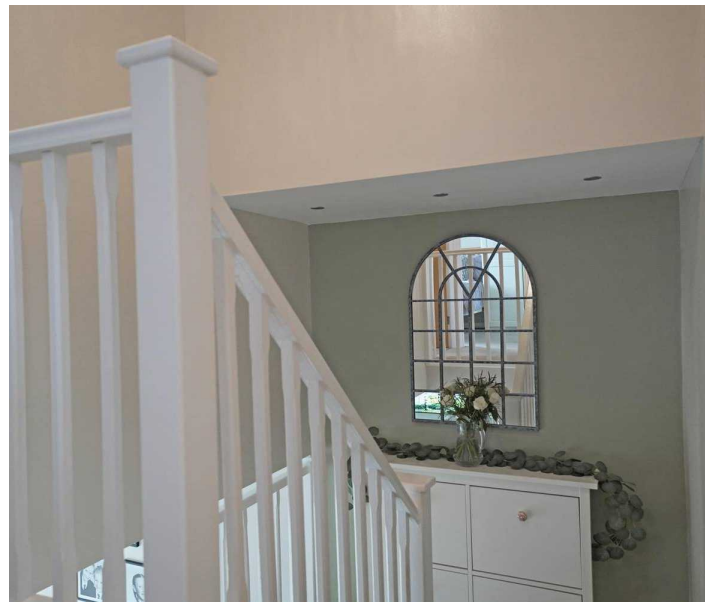
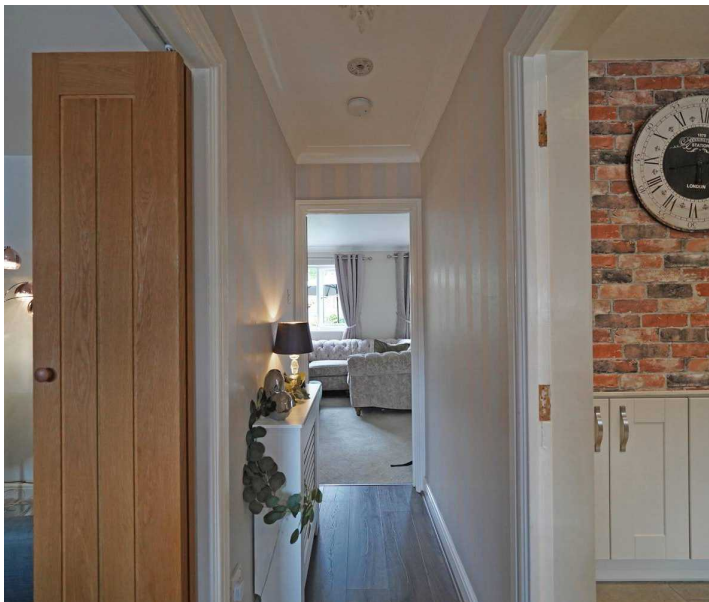
9' 10" x 7' 7" (3.00m x 2.31m)

### TOTAL SQUARE FOOTAGE

70 sq.m (753 sq.ft) approx.

### OUTSIDE THE PROPERTY

### SOUTH FACING REAR GARDEN



**ITEMS INCLUDED IN THE SALE**

Bosch integrated oven, Bosch integrated hob, Caple extractor, Caple fridge/freezer, Bosch dishwasher, all carpets, some light fittings and garden shed.

**ADDITIONAL INFORMATION**

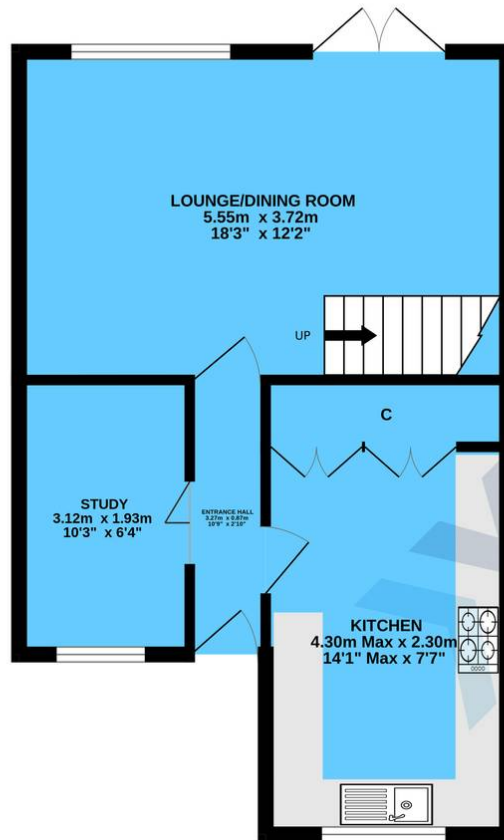
Services - water meter, mains gas, electricity and sewers. Broadband - Virgin Media - fibre optic. Loft space - part boarded.

**MONEY LAUNDERING REGULATIONS**

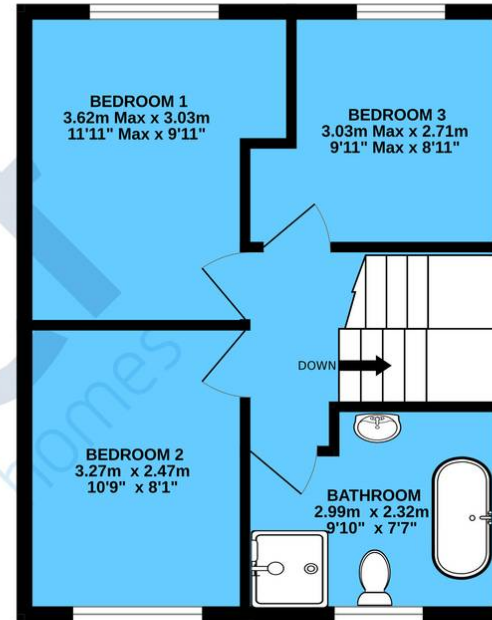
Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 70.0 sq.m. (753 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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