



53 WITHAM CROFT, SOLIHULL, B91 3FB

ASKING PRICE OF £280,000

EPC: D Council Tax Band: C



Location

Solihull is located approximately 9 miles (14.5 km) south-east of Birmingham city centre. Situated in the heart of England, it is considered to be a prosperous and highly sought-after residential area. The town is the administrative centre of the larger Metropolitan Borough of Solihull and has a range of first-rate local amenities, including parks, sports and leisure facilities, schools, libraries, and a theatre/arts complex. The pedestrianised shopping centre has a diverse range of high-street shops, boutiques and speciality restaurants as well as a multi-screen cinema. There are direct commuter train services to Birmingham and London and easy access to the M5, M6, M40 and M42. Birmingham International Airport and Railway Station are approximately 20 minutes drive away, just next to the National Exhibition Centre. Solihull lies at the edge of an extensive green-belt area with easy access to the Warwickshire countryside.

- No Upward Chain
- Parking for Three Vehicles: Driveway and Two Allocated Spaces
- Sunny Conservatory
- Easy Access to Solihull and Widney Manor Train Stations
- Garden Front and Rear
- Nearby Schools, Amenities and Solihull Town Centre



A fantastic opportunity for first time buyers or investors. This two bedroom end terrace home is located in the highly desirable area of Hillfield, Solihull and offers excellent potential to modernise and add value. Benefitting from electric heating, double glazing. The accommodation briefly comprises; entrance hallway, kitchen, lounge, and conservatory on the ground floor, with a bathroom and two bedrooms upstairs with one featuring a fitted wardrobe. Front and rear gardens and parking for three cars. This property is ready for your personal touch.



ENTRANCE HALL

KITCHEN 6' 9" x 8' 9" (2.070m x 2.677m)

LOUNGE 13' 8" x 12' 10" (4.166m x 3.919m)

CONSERVATORY 10' 3" x 7' 3" (3.142m x 2.224m)

FIRST FLOOR LANDING

BATHROOM

BEDROOM ONE 11' 3" x 9' 8" (3.432m x 2.963m)

BEDROOM TWO 7' 8" x 11' 2" (2.352m x 3.419m)

GARDEN



Tenure: We have been advised by the seller that the property is Freehold. Interested purchasers should seek clarification of this from their solicitor (If Leasehold, Leasehold Covenants may apply)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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