

# 49 Laxton Grove

*Solihull, B91 2JT*







## ***FOUR BEDROOM END-OF-TERRACE TOWNHOUSE RESIDENCE***

- WELL MAINTAINED THROUGHOUT
- MODERN FITTED BATHROOMS AND KITCHEN
- SPACIOUS PRIVATE GARDEN
- GARAGE WITH ACCESS FROM THE GARDEN
- ALLOCATED PARKING
- WALKING DISTANCE TO SOLIHULL TOWN CENTRE
- FOUR BEDROOMS
- EN-SUITE TO MASTER BEDROOM
- FITTED WARDROBES
- CLOSE TO LOCAL SCHOOLS

Enjoying a cul-de-sac location. A well maintained property with recently renovated reception rooms, bathrooms and kitchen with a full set of built in white goods, spacious privately located garden, in the catchment area of three good primary schools and one good secondary, a short 20 min walk from the Solihull town centre, next door to various kids clubs and a swimming pool, a cycling distance to the Birmingham International train station (commutable distance to London - 1.5 hours to London Euston). The property briefly comprises of a lounge, kitchen/diner, downstairs WC, four bedrooms, master with en-suite and family bathroom. To the front there is a lawned area with shrubbery and to the rear there is a good sized rear garden, mainly laid to lawn with shrubbery.





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#### APPROACH

Lawn, shrubbery and pavement leading to front door.

#### HALLWAY

Tiled flooring and doors to bedroom four, kitchen/diner and downstairs WC.

#### KITCHEN DINER

**15' 0" x 14' 11" (4.59m x 4.56m)**

Spacious downstairs room with tiled flooring and patio doors to rear garden. Built in self-cleaning pyrolytic oven, microwave, induction hob, dishwasher, washing machine, tumble dryer and good size free standing fridge included.

#### DOWNSTAIRS WC

Low level WC, sink and window to front.

#### LOUNGE

**11' 8" x 8' 1" (03.57m x 2.47m)** On the first floor with two windows to rear and wooden flooring.

#### BEDROOM ONE

**14' 2" x 8' 6" (4.32m x 2.61m)** On first floor a spacious room with fitted wardrobes and window to front.

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#### EN-SUITE

Corner shower cubicle, low level WC, vanity sink with drawers and window to front.

#### BEDROOM TWO

**10' 0" x 8' 6" (3.06m x 2.60m)** On

second floor fitted wardrobes and window to front.

#### BEDROOM THREE

**15' 0" x 12' 5" (4.59m x 3.79m)** On

second floor with two windows to rear and fitted wardrobes.

#### BEDROOM FOUR

**15' 0" x 12' 5" (4.58m x 3.81m)** On

ground floor with window to front and additional underfloor electric heating.

#### FAMILY BATHROOM

Window to front, deep bath, low level WC and vanity sink with drawers.

#### REAR GARDEN

Mainly laid to lawn with shrubbery, seating and patio area and side access through a gate.

#### GARAGE

To side with up and over door and access to the rear garden.











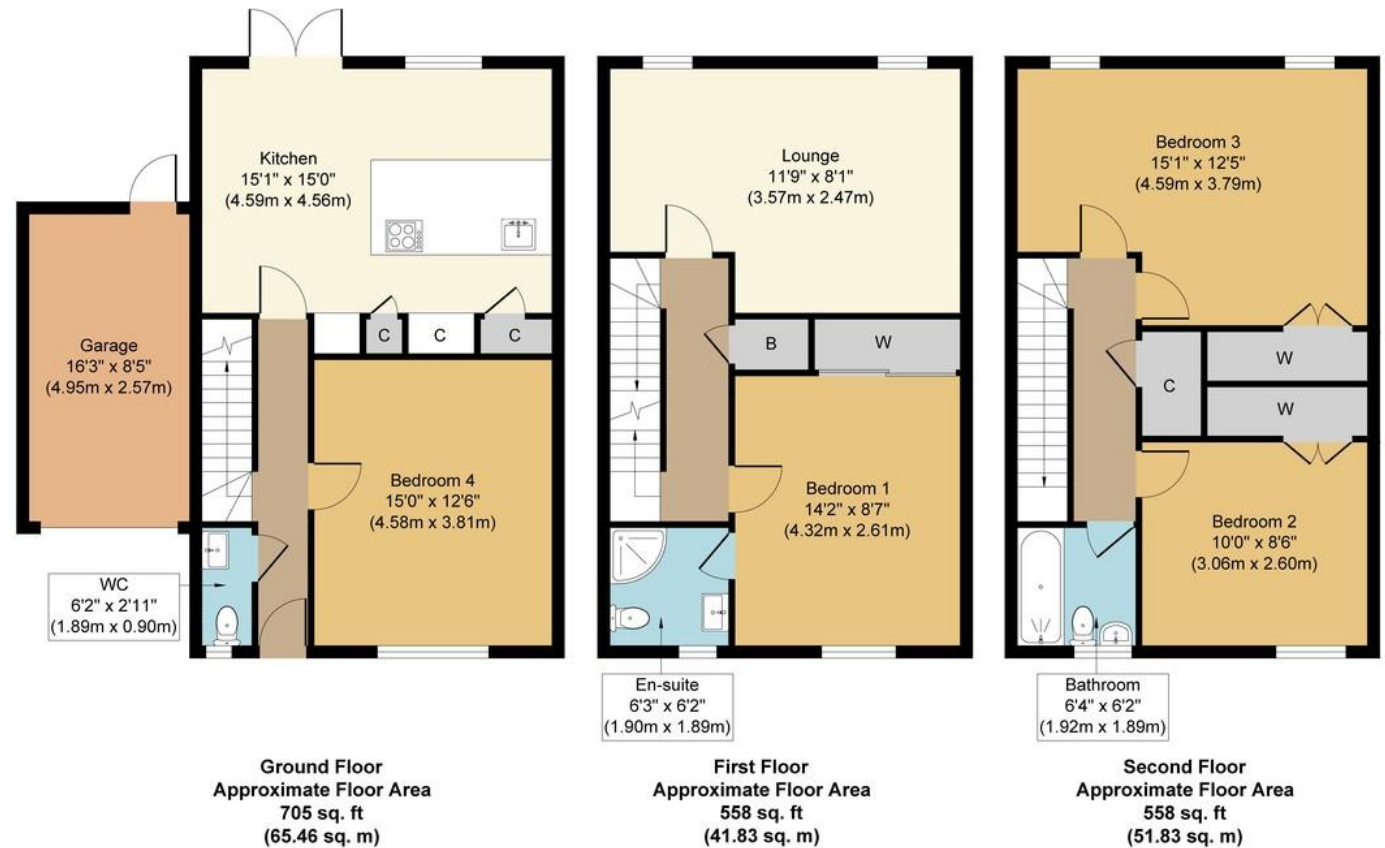




**Asking Price Of £395,000**

**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)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Floorplan – For identification purposes only

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