



Finbury Close, Solihull





## Property Description

Beautifully Presented Three-Bedroom Home in a Quiet Solihull Cul-de-Sac

Nestled in a peaceful cul-de-sac in the heart of Solihull, this attractive three-bedroom semi-detached property offers a perfect balance of comfort, space, and convenience. Ideal for families or professionals, it's just moments from excellent local amenities, transport connections, and top-rated schools.

Step inside to discover a thoughtfully laid-out ground floor, featuring two spacious reception rooms that provide flexible living and entertaining options. The modern kitchen is a standout feature, complete with stylish fittings and a practical adjoining utility area for added functionality.

A converted garage adds even more versatility to the home, now serving as a bright and private office space—ideal for remote work or creative pursuits.

Upstairs, you'll find three generously sized double bedrooms, each bathed in natural light thanks to large windows that enhance the home's airy and welcoming feel.

Outside, the property continues to impress with a well-maintained garden—perfect for summer gatherings or quiet relaxation. A private driveway offers ample off-street parking and additional storage potential.

Set in a highly desirable location, this home combines peaceful residential living with easy access to everything Solihull has to offer. A fantastic opportunity for those seeking a stylish and adaptable home in a sought-after setting.



## Study

15' 2" x 6' 8" ( 4.62m x 2.03m )  
Double glazed windows to side and front elevation, central heating radiator, spotlights and central heating boiler housed.

## Reception Room One

12' 7" x 10' 10" ( 3.84m x 3.30m )  
Double glazed window to front elevation and central heating radiator.

## Reception Room Two

11' 3" into recess x 13' 1" max ( 3.43m into recess x 3.99m max )  
Sliding patio doors to reception room one, gas fire, central heating radiator, double glazed patio doors to garden.

## Kitchen

8' 1" x 10' 2" ( 2.46m x 3.10m )  
A range of wall and base units with work surface over incorporating a sink with drainer unit, gas hob, oven and grill, slimline dishwasher, extractor hood, central heating radiator.

## Utility Area

Central heating radiator.

## Landing

Double glazed obscure window to side elevation.

## Bedroom One

12' 5" x 12' 4" ( 3.78m x 3.76m )

Double glazed window to front elevation, central heating radiator and three fitted wardrobes.

## Bedroom Two

12' 5" x 12' 5" ( 3.78m x 3.78m )

Double glazed window to front elevation, ceiling light point and central heating radiator.

## Bedroom Three

11' 4" x 11' 2" ( 3.45m x 3.40m )

Double glazed window to rear elevation, central heating radiator and three large fitted wardrobes.

## Bathroom

Double glazed obscure window to rear elevation, wash hand basin, wall mounted shower, heated towel rail and spotlights.

## Separate W.C

Double glazed obscure window to rear elevation and W.C.

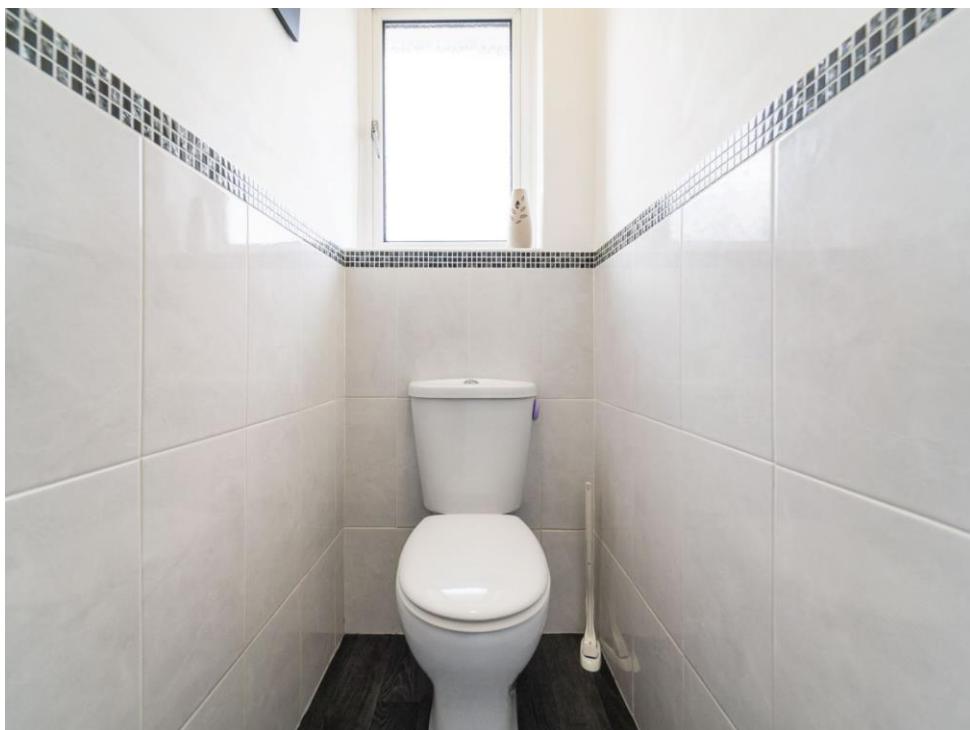
## Loft Space

Boarded with ladder access.

## Rear Garden

Patio area, lawned area and two storage sheds with one of these having electric power supply, light points and sockets.







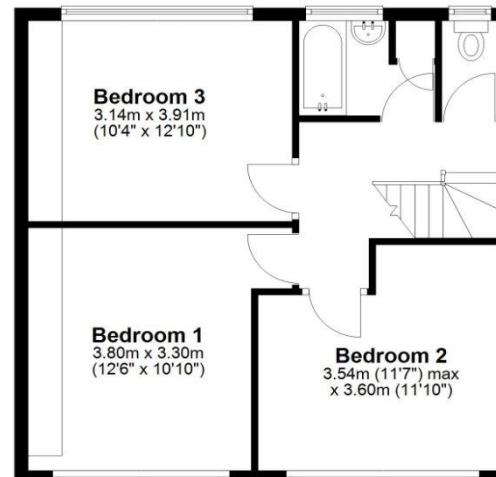
### Ground Floor

Approx. 63.6 sq. metres (685.1 sq. feet)



### First Floor

Approx. 49.3 sq. metres (531.1 sq. feet)



Total area: approx. 113.0 sq. metres (1216.2 sq. feet)

To view this property please contact Burchell Edwards on

**T 0121 705 7551**

**E solihull@burchelledwards.co.uk**

29 High Street  
SOLIHULL B91 3SN

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

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