



**Berkswell Close, Solihull**

Guide Price **£480,000**





## PROPERTY OVERVIEW

This spacious two bedroom detached bungalow is ideally positioned on a quiet cul-de-sac, offering a peaceful setting while remaining conveniently close to all local amenities. The property is available with no upward chain, providing an excellent opportunity for a swift and uncomplicated purchase. Upon entering, you are welcomed by a well-proportioned entrance hallway that leads to a bright and airy living room, which benefits from generous natural light and ample space for comfortable seating and dining arrangements. Adjoining the living room is a highly versatile extension, perfectly suited for use as a home office, playroom or additional sitting room, making it adaptable to a variety of lifestyle needs. The fitted kitchen is functional and well-presented, offering plenty of storage and worktop space, ideal for those who enjoy cooking and entertaining. Both bedrooms are spacious doubles, each providing a relaxing retreat with enough room for wardrobes and additional furnishings. The new fitted family bathroom is neatly appointed, featuring a modern suite and practical layout. Additional features include a single garage, which offers secure storage or parking, and a generously sized driveway that can accommodate multiple vehicles, ensuring ease of access for residents and visitors alike.



Outside the property enjoys a delightful rear garden with expansive patio seating area. With its thoughtful layout and excellent local connections, this bungalow represents a rare opportunity to acquire a property of quality and convenience. Early viewing is highly recommended to fully appreciate the scope and appeal of this delightful home.

#### 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



- Delightful Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac Close To All Local Amenities
- Abundance Of Natural Light Throughout
- Two Large & Versatile Reception Rooms
- Two Spacious Double Bedrooms
- Private Rear Garden & Large Driveway
- Integral Single Garage



## **PORCH**

## **ENTRANCE HALLWAY**

## **LIVING ROOM**

10' 7" x 21' 8" (3.23m x 6.60m)

## **HOME OFFICE/PLAYROOM/SITTING ROOM**

5' 10" x 26' 5" (1.79m x 8.06m)

## **KITCHEN**

6' 10" x 13' 8" (2.08m x 4.17m)

## **SIDE PASSAGE**

## **BEDROOM ONE**

12' 9" x 10' 7" (3.89m x 3.23m)

## **BEDROOM TWO**

10' 0" x 12' 5" (3.06m x 3.78m)

## **BATHROOM**

6' 4" x 8' 4" (1.94m x 2.55m)

## **INTEGRAL GARAGE**

8' 0" x 17' 6" (2.45m x 5.33m)

## **TOTAL SQUARE FOOTAGE**

110.0 sq.m (1181 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **DELIGHTFUL REAR GARDEN**

## **PATIO SEATING AREA**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, garden shed, all carpets, blinds and light fittings, Ring door bell and fitted wardrobes in two bedrooms.

#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - part 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.

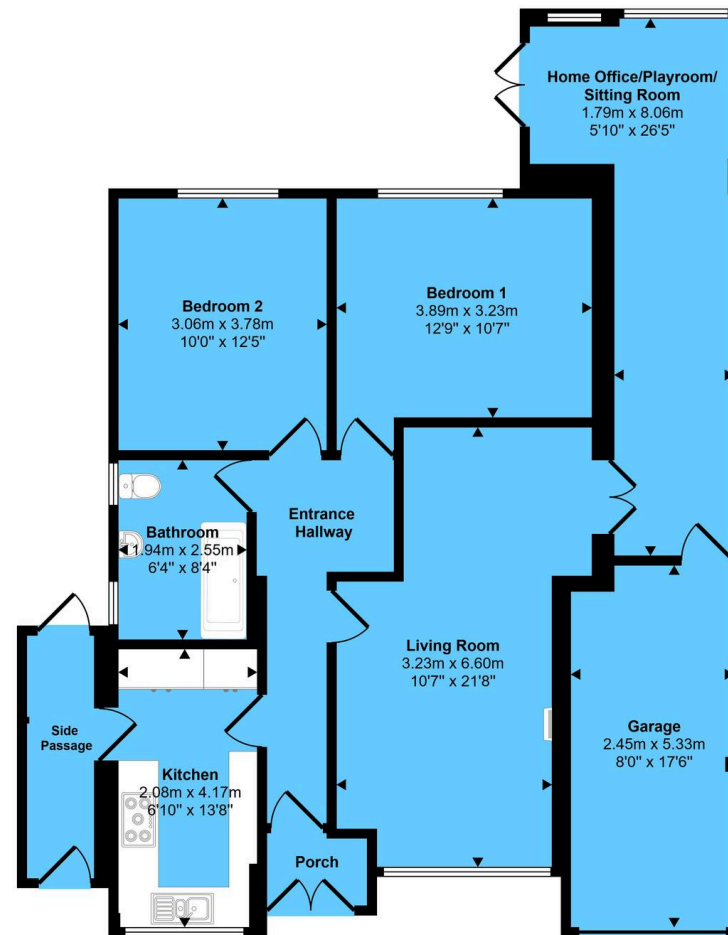
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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  
110 sq m / 1181 sq ft



Floorplan

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.

**Xact Homes**

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