



## Witham Croft, Solihull

Guide Price £360,000





## PROPERTY OVERVIEW

This delightful two bedroom semi-detached home is offered to the market with no upward chain and is ideally suited for first-time buyers or those looking to downsize. Set within a quiet cul-de-sac, the property enjoys a peaceful location while being conveniently close to a range of local amenities and highly regarded schools, including within the sought-after Tudor Grange catchment area. Upon entering through the welcoming hallway, you are greeted by a sense of space and natural light that flows throughout the home. The ground floor comprises a spacious living/dining room that benefits from pleasant views of the rear garden, creating an inviting setting for relaxation or entertaining. The adjacent fitted kitchen is well appointed with fully integrated appliances, offering a practical and modern space for culinary pursuits. Upstairs, there are two generously sized bedrooms, each bathed in natural light and providing ample space for furnishings and storage. The family bathroom is well maintained and serves both bedrooms. Additional features include a well maintained rear garden and a driveway providing off-road parking leading to a single garage (ideal for secure parking or additional storage).





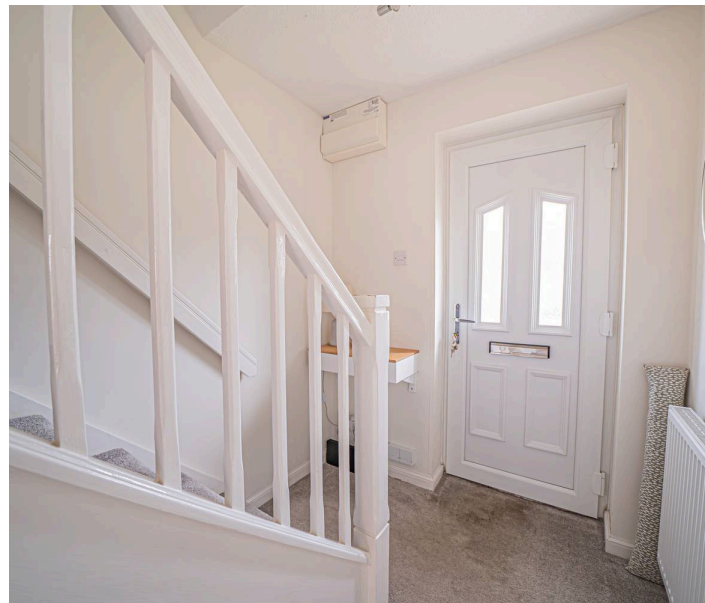
The property's layout and presentation make it a comfortable and stylish option for a variety of purchasers, with the added benefit of being ready to move into. Early viewing is highly recommended to fully appreciate all that this charming home has to offer.

#### 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: C

Tenure: Freehold



- Delightful Two Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Set On A Quiet Cul-De-Sac
- Within Tudor Grange Catchment Area
- Abundance Of Natural Light Throughout
- Ideal For First-Time Buyers, Investors Or Downsizers
- Two Generously Sized Bedrooms
- Well Maintained Rear Garden
- Driveway Leading To A Single Garage



#### **ENTRANCE HALLWAY**

#### **LIVING/DINING ROOM**

11' 4" x 13' 9" (3.46m x 4.18m)

#### **KITCHEN**

6' 8" x 8' 7" (2.04m x 2.61m)

#### **FIRST FLOOR**

#### **BEDROOM ONE**

12' 5" x 10' 11" (3.79m x 3.33m)

#### **BEDROOM TWO**

7' 7" x 11' 2" (2.30m x 3.40m)

#### **BATHROOM**

4' 9" x 7' 10" (1.45m x 2.38m)

#### **OUTSIDE THE PROPERTY**

#### **GARAGE**

8' 5" x 17' 3" (2.56m x 5.25m)

#### **TOTAL SQUARE FOOTAGE**

67.0 sq.m (724 sq.ft) approx.

#### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

#### **WELL MAINTAINED REAR GARDEN**

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

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine and all carpets, blinds and light fittings.



#### **ADDITIONAL INFORMATION**

Services - 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  
67 sq m / 724 sq ft



Ground Floor  
Approx 41 sq m / 440 sq ft

First Floor  
Approx 26 sq m / 283 sq ft

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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