Park Mews, Solihull

Offers Over **£385,000**

xact HOMES

PROPERTY OVERVIEW

This delightful three bedroom mid terrace home is set within a private and secure gated development, offering a wonderful blend of comfort and convenience. Ideally located close to all local amenities and reputable schools, the property is well presented throughout and provides a superb opportunity for families and professionals alike. Upon entering, you are welcomed by an inviting hallway that leads to a spacious open plan kitchen/dining and family room. This excellent layout is perfect for modern living and entertaining, featuring fully fitted appliances and ample storage to meet all your culinary needs. A large guest cloakroom completes the ground floor, providing practical space for visitors. Upstairs, the accommodation is equally impressive, with generously sized bedrooms designed to maximise comfort. The principal bedroom is a bright double room, flooded with natural light, and benefits from a stylish en-suite for added privacy. Bedroom two also enjoys the luxury of its own en-suite, making it ideal for guests or older children, while the third bedroom is versatile and can be used as a study or nursery if required. A contemporary family bathroom serves the rest of the property, ensuring convenience for all residents.

Additional features include one allocated parking space and a single garage, offering secure and accessible parking options. This home is ideal for those seeking a low maintenance property without compromising on space or quality. With its thoughtful layout, modern finishes, and prime location, this property presents an exceptional opportunity to acquire a comfortable and secure family home. Early viewing is highly recommended to fully appreciate all that this impressive residence 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 Three Bedroom Mid-Terrace Home
- Great Location Close To Local Schools & Amenities
- Secure Gated Development
- One Allocated Parking Space & Single Garage
- Large Open Plan Kitchen / Dining & Family Room
- Three Generously Sized Bedrooms
- Family Bathroom & Two En-Suites
- Low Maintenance Lifestyle With No Garden

HALLWAY

KITCHEN/DINING & FAMILY ROOM
18' 1" x 21' 7" (5.50m x 6.57m)

WC
13' 9" x 3' 5" (4.18m x 1.03m)

FIRST FLOOR

PRINCIPAL BEDROOM
10' 2" x 9' 11" (3.09m x 3.02m)

ENSUITE
4' 6" x 6' 11" (1.36m x 2.10m)

BEDROOM TWO
11' 7" x 8' 4" (3.53m x 2.53m)

ENSUITE
6' 2" x 5' 3" (1.88m x 1.59m)

BEDROOM THREE
7' 11" x 8' 4" (2.41m x 2.55m)

BATHROOM
6' 1" x 6' 10" (1.85m x 2.08m)

OUTSIDE THE PROPERTY

GARAGE
10' 1" x 17' 8" (3.08m x 5.39m)

TOTAL SQUARE FOOTAGE
116.0 sq.m (1250 sq.ft) approx.

ONE ALLOCATED PARKING SPACE

ITEMS INCLUDED IN THE SALE

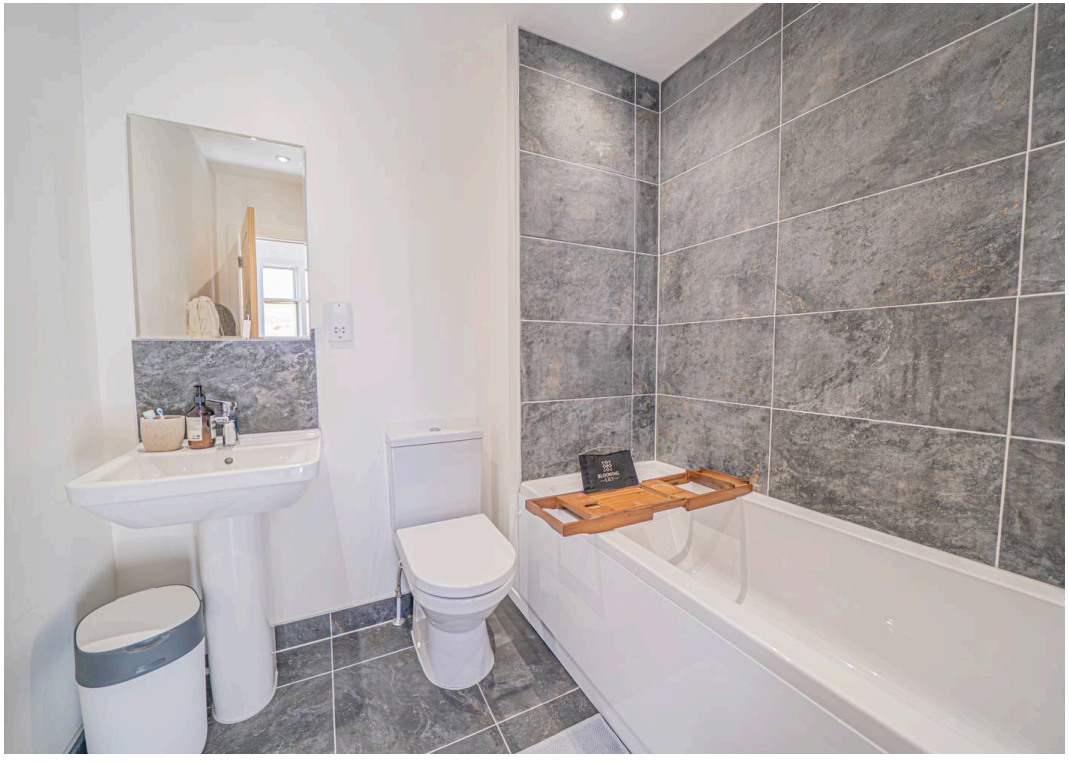
Zanussi integrated oven, Zanussi integrated hob, Neue extractor, fridge, freezer, Neue dishwasher, Neue washing machine, electric garage door, all carpets, blinds and light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

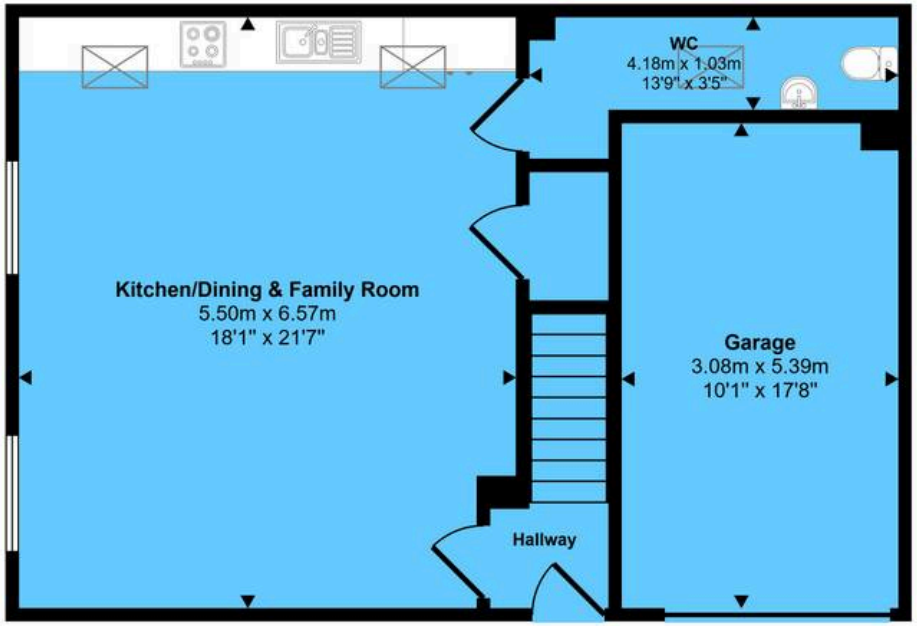
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Ground rent - £560 pa (property is freehold with managed areas).

INFORMATION FOR POTENTIAL BUYERS

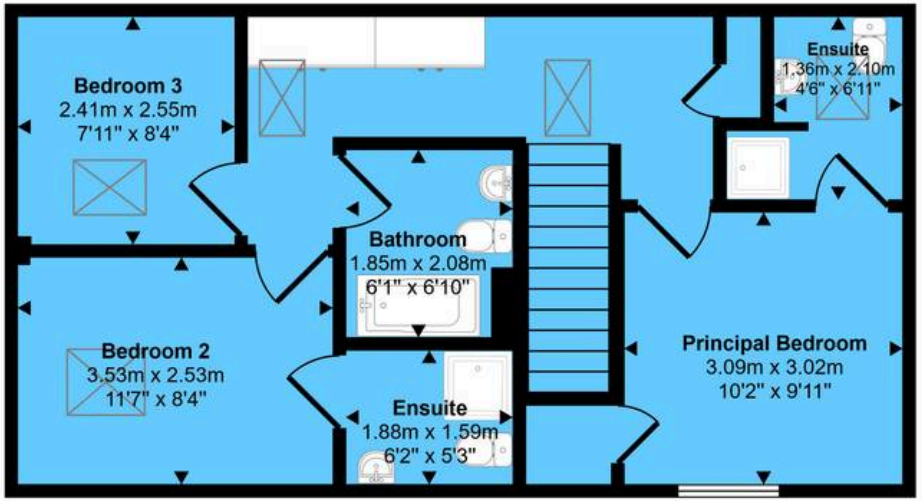
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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
116 sq m / 1250 sq ft



Ground Floor
Approx 64 sq m / 694 sq ft



First Floor
Approx 52 sq m / 556 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.

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