



## Ulverley Crescent, Solihull

Offers in Region of £339,000





## PROPERTY OVERVIEW

Presenting this delightful three-bedroom semi-detached home situated in a prime location, with gas fired central heating and UPVC double glazed windows throughout and the added advantage of NO UPWARD CHAIN.

Perfectly positioned near a plethora of local amenities and schools, this property is sure to impress. Approaching the house, you are greeted by a well-maintained foregarden and a driveway capable of accommodating two vehicles.

The enclosed porch and inner front door leads to the entrance hallway which provides access to the interior of the home, leading you into the spacious living/dining room with sliding patio door providing access to the rear garden, bay window to the front and gas fire, this room benefits from dual aspects allowing an abundance of natural light to fill the space.



The fitted kitchen boasts ample work surfaces and offers views overlooking the rear garden - a delightful backdrop for culinary endeavours. Leading off the kitchen is the side passage which has secure doors either end providing extra storage and ease of access to the front and back of the property

Upstairs, the property features three generously sized bedrooms - two doubles and a versatile single - each serviced by a family bathroom.



Outside, the well-tended rear garden with garden shed (providing additional storage), provides a sanctuary of calm, complete with a patio seating area ideal for al fresco dining or simply relaxing in the fresh air. In summary, this property is a wonderful opportunity for those seeking a comfortable and conveniently located home. Contact us today to arrange a viewing and discover this charming residence for yourself.

#### 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 Semi-Detached Home
- NO UPWARD CHAIN
- Great Location Close To All Local Amenities & Schools
- Dual Aspect Living / Dining Room
- Abundance Of Natural Light Throughout
- Three Generously Sized Bedrooms
- Family Bathroom
- Driveway For Two Cars



## **PORCH**

## **ENTRANCE HALLWAY**

## **LIVING AREA**

10' 2" x 14' 8" (3.11m x 4.46m)

## **DINING AREA**

9' 10" x 12' 10" (2.99m x 3.92m)

## **KITCHEN**

5' 4" x 14' 6" (1.63m x 4.42m)

## **SIDE PASSAGE**

## **FIRST FLOOR**

## **BEDROOM ONE**

9' 5" x 11' 1" (2.87m x 3.38m)

## **BEDROOM TWO**

7' 11" x 10' 7" (2.42m x 3.23m)

## **BEDROOM THREE**

6' 4" x 11' 3" (1.94m x 3.44m)

## **BATHROOM**

5' 11" x 7' 4" (1.81m x 2.23m)

## **TOTAL SQUARE FOOTAGE**

84.0 sq.m (905 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

## **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

## **REAR GARDEN WITH PATIO SEATING**



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

New World free standing cooker, extractor, Tiger garden shed, 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). Loft space - boarded.

#### **INFORMATION FOR POTENTIAL BUYERS**

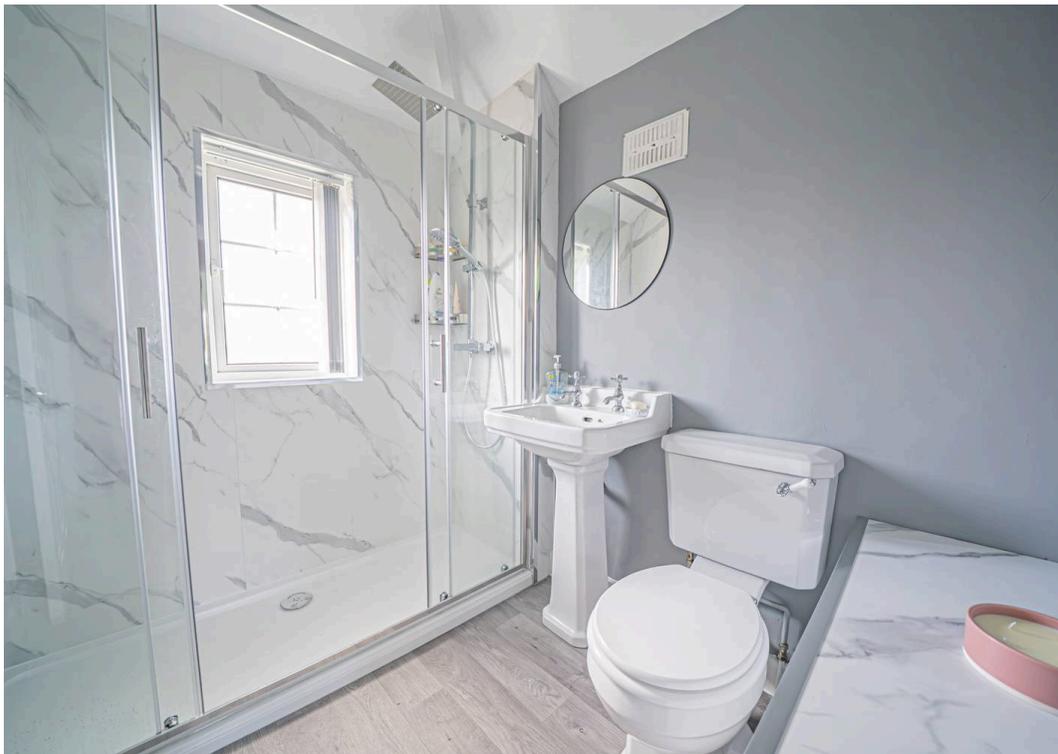
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.

2. These particulars do not constitute in any way an offer or contract for the sale of the property.

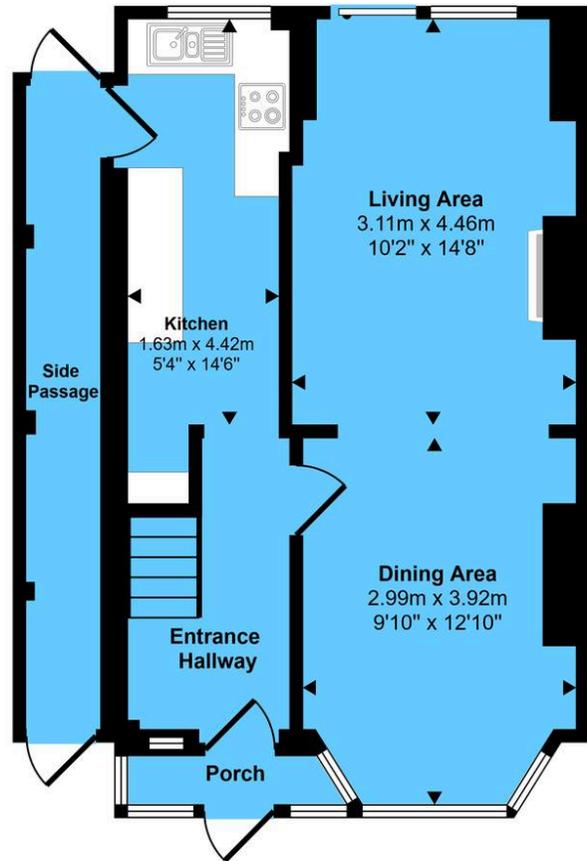
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

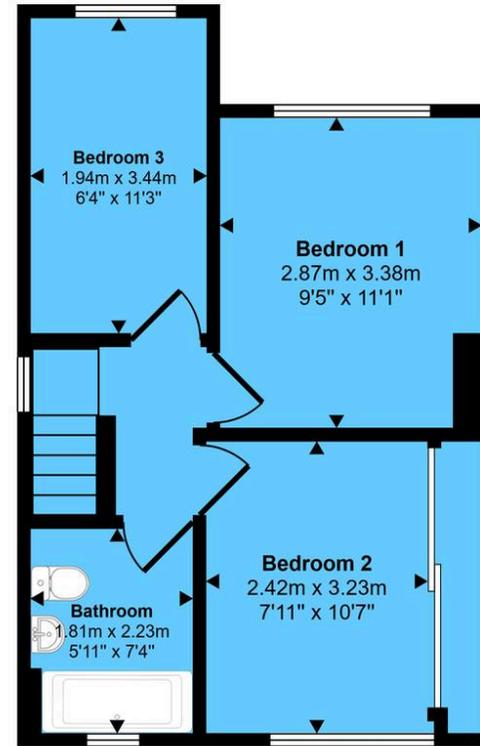
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area  
84 sq m / 905 sq ft



Ground Floor  
Approx 49 sq m / 525 sq ft



First Floor  
Approx 35 sq m / 380 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**

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

