



Beechnut Close, Solihull

Offers Over **£450,000**





PROPERTY OVERVIEW

Nestled in a desirable neighbourhood in close proximity to Solihull town centre, this three-bedroom detached family home offers a tranquil haven for those seeking comfort and convenience. The property boasts a prime location on a quiet cul de sac, enhancing its appeal as a peaceful retreat from the hustle and bustle of urban life.

Upon entering the property, one is greeted by an inviting entrance porch, leading into a spacious dual aspect living room, flooded with an abundance of natural light. The extended kitchen, seamlessly connected to a dining room, provides ample work surfaces for culinary enthusiasts, making it the ideal space for both meal preparation and dining gatherings. A conveniently located guest toilet on the ground floor adds a touch of practicality to the layout.



Ascending the stairs, three generously sized double bedrooms await, each offering comfortable accommodations for rest and relaxation. These bedrooms are complemented by a well-appointed family bathroom, ensuring the utmost convenience for the residents.



Outside, the property reveals a well-maintained south-facing rear garden, creating an idyllic setting for outdoor enjoyment and relaxation. A patio seating area further enhances the outdoor living experience, making it the perfect spot for al fresco dining or simply unwinding amidst nature's embrace. The property also features a driveway capable of accommodating multiple vehicles, along with a single garage, providing ample parking space and storage options for the occupants.

Overall, this charming family home combines practicality with comfort, offering a serene living environment that caters to the needs of modern-day living. With its optimal position on the road and convenient proximity to local amenities, this property presents a rare opportunity for those seeking a harmonious blend of tranquility and accessibility in a sought-after neighbourhood.

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: E

Tenure: Freehold





- Three Bedroom Detached Family Home
- Quiet Cul-De-Sac Location
- Short Distance From Solihull Town Centre
- Abundance Of Natural Light Throughout
- Dual Aspect Living Room
- Spacious Kitchen Connected To Dining Room
- Three Spacious Double Bedrooms
- South Facing Rear Garden With Patio Seating Area
- Driveway Leading To Single Garage



ENTRANCE PORCH

LIVING ROOM

22' 10" x 11' 10" (6.95m x 3.60m)

DINING ROOM

9' 10" x 9' 0" (3.00m x 2.75m)

WC

KITCHEN

12' 2" x 9' 4" (3.70m x 2.85m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 7" x 11' 2" (4.15m x 3.40m)

BEDROOM TWO

11' 10" x 9' 2" (3.60m x 2.80m)

BEDROOM THREE

9' 6" x 7' 10" (2.90m x 2.40m)

BATHROOM

7' 10" x 5' 11" (2.40m x 1.80m)

TOTAL SQUARE FOOTAGE

104.1 sq.m (1121 sq.ft) approx.

OUTSIDE THE PROPERTY

GARAGE

16' 1" x 8' 6" (4.90m x 2.60m)

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

SOUTH FACING GARDEN

PATIO SEATING AREA



ITEMS INCLUDED IN THE SALE

Rangemaster free-standing cooker, Tecnik extractor, Bosch fridge/freezer, Bosch dishwasher, Bosch washing machine, all carpets, some blinds, all light fittings, fitted wardrobes in one bedroom, garden shed and electric car charging point.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – FTTP (fibre to the premises).

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.

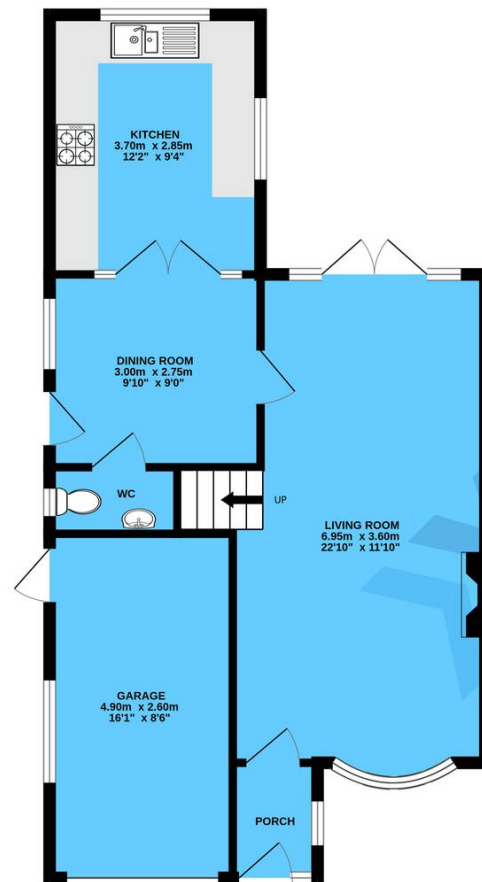
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

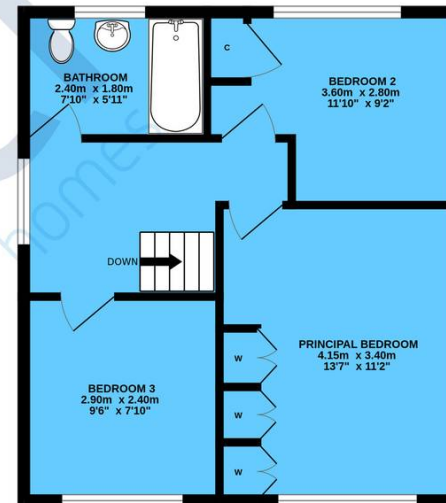
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 104.1 sq.m. (1121 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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