41 Inchford Road, Solihull, B92 9QD

HUNTERS®
EXCLUSIVE

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Guide Price £450,000

A fantastic opportunity to acquire a beautifully presented three-bedroom detached family home, ideally located in one of Solihull's most sought-after residential areas. Offered to the market with no onward chain, this property has been freshly painted throughout and fitted with brand-new carpets.
The property is approached via a generous block-paved driveway providing ample off-road parking, leading to the garage, an enclosed entrance porch, and gated side access to the rear. Entrance Hall: A welcoming space featuring a guest cloakroom, stairs rising to the first floor, and doors leading to the main living areas. Living Room: A bright and spacious room centred around a feature fireplace, with a large double-glazed window to the front elevation. Double wooden French doors open seamlessly into the dining area. Dining Room & Sunroom: A versatile living space perfect for entertaining, leading directly into the sunroom which overlooks the private rear garden. The kitchen is modern and thoughtfully appointed with a range of wall and base units, beautifully complemented by stone work surfaces and offers ample space and plumbing for all standard appliances. A functional, the laundry/ utility space with plumbing for a washing machine, provides direct internal access to the garage and a personal door leading out to the garden. The first-floor landing leads to three well-proportioned bedrooms, all benefiting from practical built-in wardrobes. Bedroom One: A spacious double bedroom positioned to the rear of the property, offering peaceful garden views and a private ensuite shower room. Two further good-sized bedrooms with built-in storage. Family Bathroom is fitted with a matching white suite, including a luxury jacuzzi bath, and a window to the side elevation. Outside Rear Garden: A standout feature of the home, this private outdoor space has been lovingly maintained, featuring a lawned area, mature trees, and well stocked borders.

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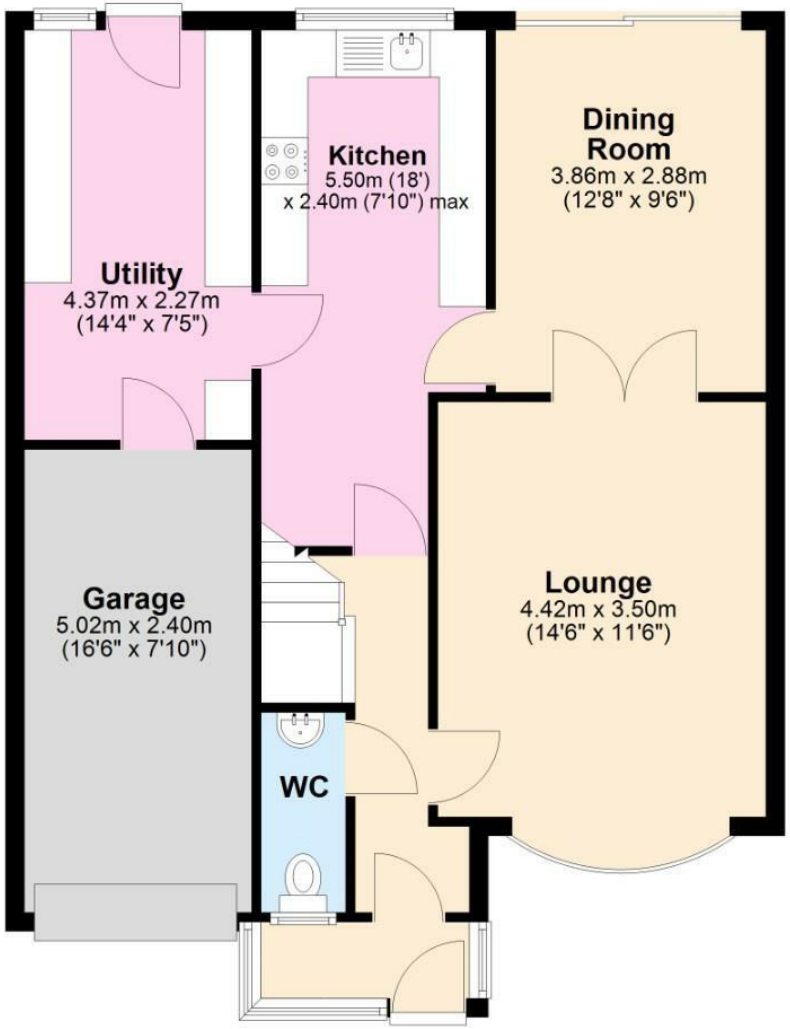
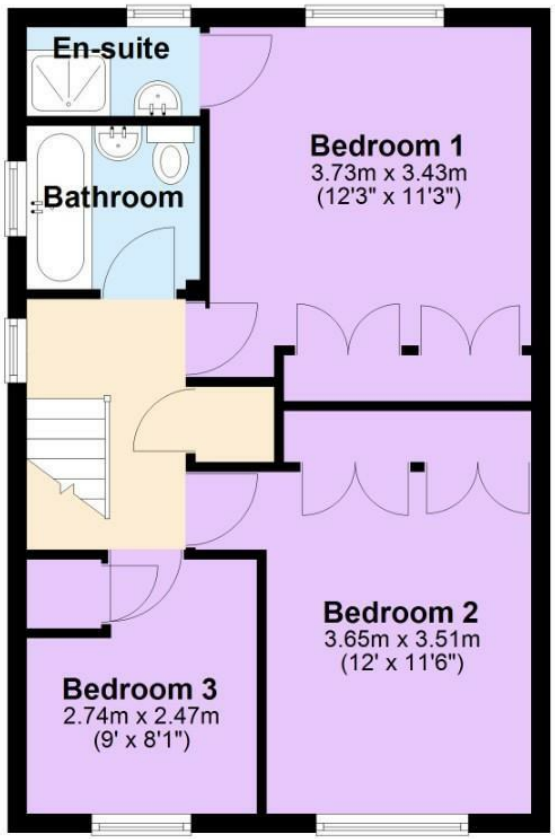
Ground Floor

Approx. 73.5 sq. metres (790.8 sq. feet)

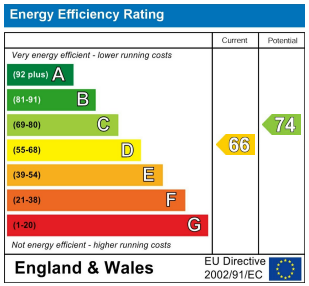


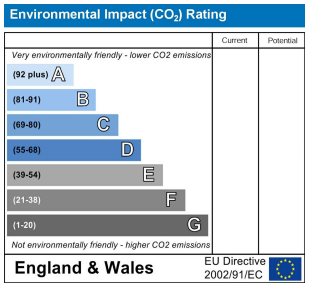
First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 118.7 sq. metres (1277.6 sq. feet)





Kitchen
18x7'10

Utility Room
14'4" x 7'5

Lounge
14'6x11'6

Dining room
12'8x9'6

Bedroom 1
12'3x11'3

Bedroom 2
12x11'6

Bedroom 3
9x8'1

Garage
16'6x11'6

Tenure
The Agent understands that the property is Freehold. However, we have not checked the legal title to the property. We advise all interested parties to obtain verification on the tenure via their solicitor or surveyor prior to committing to purchase the property

Council tax band
Band E

Services
Hunters understands from the vendor that mains drainage, gas, electricity, and water are connected to the property, however, we have not obtained verification of this information. Any interested parties should obtain verification on this information via their solicitor or surveyor prior to committing to the purchase of the property.

Referral fees
Hunters would like to make our clients aware that in addition to the fee we receive from our vendor, Hunters may also receive a commission payment (referral fee) from other service providers for recommending their services to sellers or buyers.

Fittings and fixtures
Only those items mentioned in these sales particulars will be included in the sale of the property.

General
These particulars are intended to give a fair and reliable description of the property, however, no responsibility for any inaccuracy or error can be accepted by Hunters, nor do they constitute an offer or contract. Please note that we have not tested any services or appliances referred to in these particulars (including gas/electric central heating) and the purchasers are advised to satisfy themselves as to the working order and condition prior to purchasing the property. If a property is unoccupied at any time, there may be reconnection charges for any switched off or disconnected or drained appliances. All measurements in our particulars are approximate.

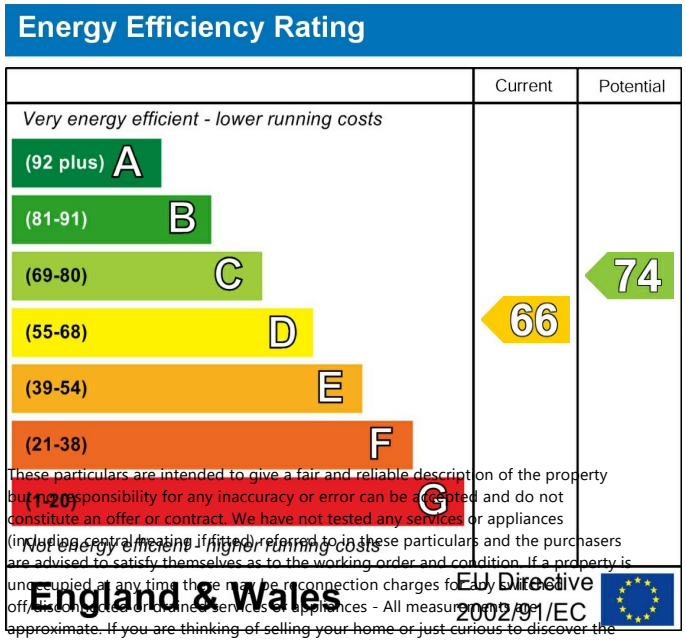
Reservation Agreements
Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £2400 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:

A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
Professional AML checks taken care of
Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

AML
Important note, please be aware by law we must carry out ID and AML checks and review buyers' financial circumstances before a property can be marked sold subject to contract. This due diligence is required by trading standards. Checks start once a provisional offer is agreed. The cost is £48 incl. VAT per property, payable in advance via our onboarding system.



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