



Fallowfield Road, Solihull

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edwards



Property Description

This well-presented three double bedroom mid-terrace property offers spacious and versatile accommodation, ideal for families and first-time buyers alike.

The ground floor comprises a welcoming entrance hall leading to a separate lounge, providing a comfortable space for relaxation. To the rear of the property is a generous kitchen/diner, perfect for everyday family living and entertaining. A conservatory overlooks the rear garden and provides additional reception space. The ground floor also benefits from a convenient shower room.

To the first floor are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from off-road parking to the front, while the enclosed rear garden offers a private outdoor space ideal for enjoying the warmer months.

Conveniently located close to local amenities, schools and transport links, this spacious home offers an excellent opportunity for a range of purchasers.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Approach

Driveway providing off road parking.

Entrance Porch

Double glazed windows to front and side elevations.

Entrance Hallway

Stairs to first floor accommodation, wood effect laminate flooring, central heating radiator and all doors off.

Lounge

Double glazed window to front elevation, feature fire and surround with space for inset gas fire, central heating radiator, wood effect laminate flooring and double opening doors into dining room.

Dining Room

wood effect laminate flooring, central heating radiator, double glazed double opening doors to conservatory. Open plan to kitchen.

Kitchen

Open plan to dining room. Double glazed window to rear elevation, a range of wall and base units with work surface over incorporating a sink with drainer unit, space and plumbing for dishwasher, space and connections for range cooker with extractor over, tiling to splash prone areas, wood effect laminate flooring and storage pantry.

Conservatory

Double glazed window and double opening doors to rear elevation, central heating radiator.

Landing

Two double glazed windows to the front aspect, built in storage, loft hatch with drop down ladders, ceiling light point, central heating radiator and doors leading off to:

Bedroom One

Two double glazed windows to the front aspect, ceiling light point and central heating radiator.

Bedroom Two

Double glazed window to the rear aspect, fitted wardrobes, ceiling light point and central heating radiator.

Bedroom Three

Two double glazed windows to the rear aspect, built in storage, ceiling light point and central heating radiator.

Bathroom

Bath with mixer taps and electric shower over, WC, hand wash basin with mixer tap, tiled walls and floor, double glazed window to the rear aspect, spot lights and towel radiator.

Summer House

Light and power points, double glazed double opening doors.

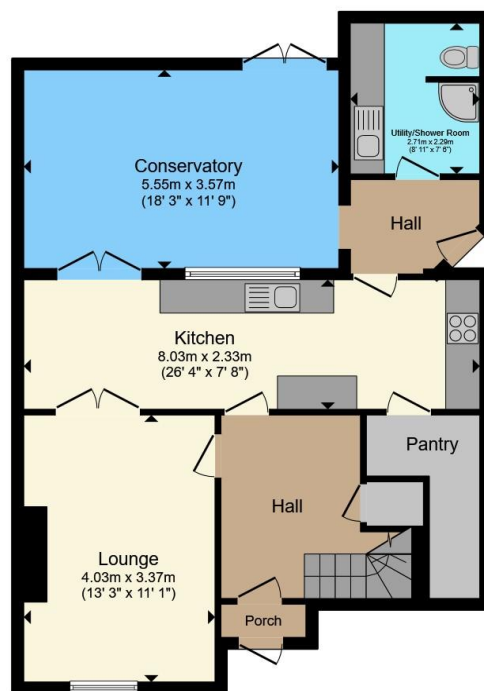
Rear Garden

Paved patio area, steps leading to raised lawn and fencing to all boundaries.









Ground Floor



First Floor

Total floor area 100.7 m² (1,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold

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