



Dewberry Road, Tidbury Green

Guide Price £475,000





PROPERTY OVERVIEW

This well presented three bedroom detached family home is situated on a quiet road in the sought after area of Tidbury Green, offering convenient access to local amenities and reputable schools. Occupying an excellent corner plot, the property is filled with an abundance of natural light throughout, creating a welcoming and airy atmosphere. Upon entry, a spacious hallway greets you and provides access to a guest cloakroom for added convenience. The heart of the home is the delightful open plan kitchen and dining room, which is flooded with natural light and features a large central island (ideal for family gatherings or entertaining). The kitchen also benefits from a separate utility room, providing ample space for laundry and storage. The dual aspect living room is generously proportioned, offering a versatile space for relaxation and family time. Upstairs, there are three well sized bedrooms, including a principal bedroom that boasts its own en-suite shower room for added privacy and comfort. The remaining bedrooms are serviced by a modern family bathroom, ensuring practicality for busy households. Outside enjoys a delightful rear garden with patio seating area.





Additional features include a driveway providing off road parking for multiple vehicles, which leads to a single garage (perfect for secure parking or additional storage). This superb home combines style, comfort, and functionality, making it an excellent choice for families seeking a move-in ready property in a desirable and convenient location. Early viewing is highly recommended to fully appreciate all that this impressive home 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: E

Tenure: Freehold



- Three Bedroom Detached Family Home
- On A Quiet Road In Tidbury Green
- Excellent Corner Plot
- Abundance Of Natural Light Throughout
- Open Plan Kitchen & Dining Room
- Dual Aspect Living Room
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden
- Driveway Leading To Single Garage



HALLWAY

WC

LIVING ROOM

9' 11" x 16' 8" (3.02m x 5.09m)

KITCHEN/DINING ROOM

9' 9" x 16' 10" (2.96m x 5.13m)

UTILITY

6' 2" x 4' 9" (1.88m x 1.45m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 5" x 10' 2" (3.47m x 3.10m)

ENSUITE

6' 5" x 4' 4" (1.95m x 1.32m)

BEDROOM TWO

9' 11" x 8' 10" (3.02m x 2.70m)

BEDROOM THREE

6' 7" x 7' 5" (2.01m x 2.26m)

BATHROOM

7' 4" x 6' 3" (2.24m x 1.90m)

TOTAL SQUARE FOOTAGE

84.0 sq.m (903 sq.ft) approx.



OUTSIDE THE PROPERTY

GARAGE

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DELIGHTFUL REAR GARDEN

PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, fridge, freezer, dishwasher and all blinds.

ADDITIONAL INFORMATION

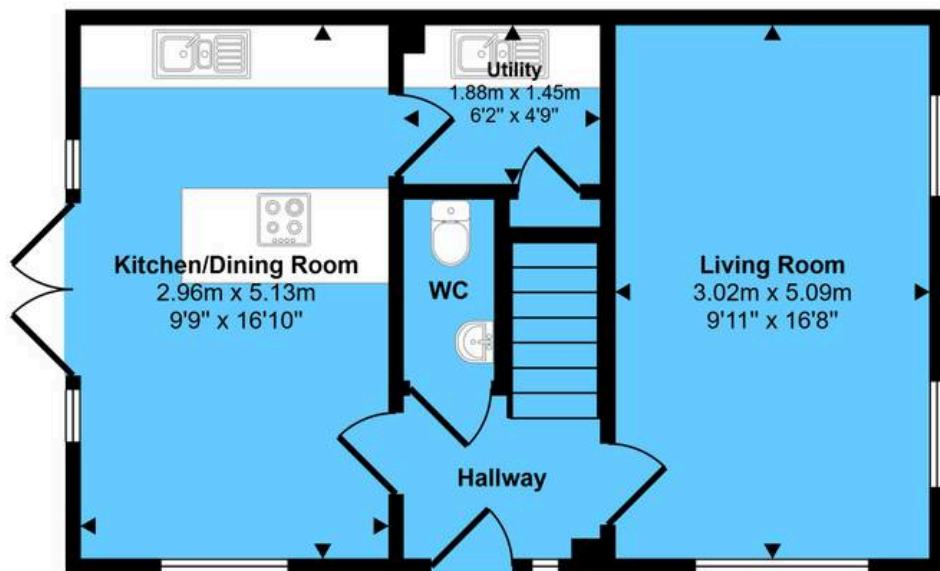
Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises).

INFORMATION FOR POTENTIAL BUYERS

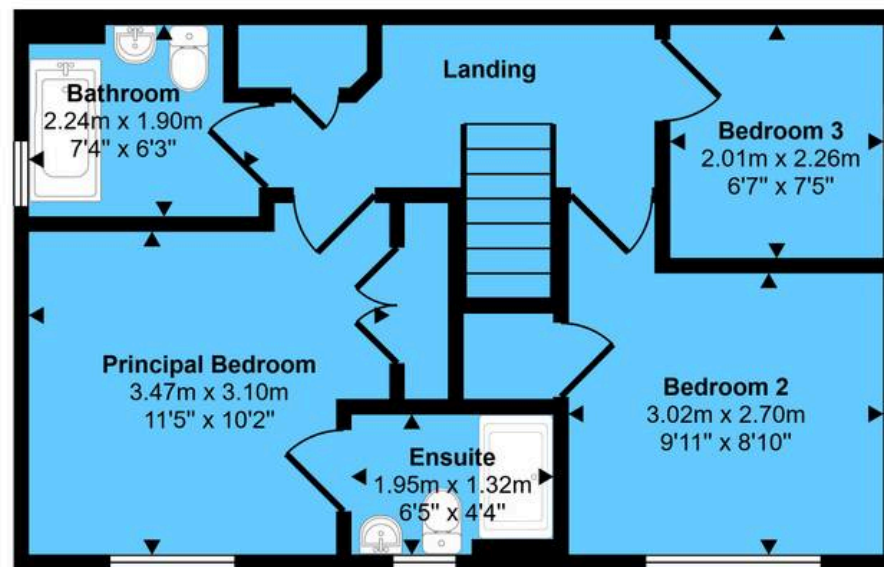
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.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



Approx Gross Internal Area
84 sq m / 903 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 42 sq m / 454 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

