



Foredrove Lane, Solihull

Guide Price £285,000





PROPERTY OVERVIEW

This beautifully presented and extended three bedroom mid-terrace home is ideally situated in a sought-after location, close to a wide range of local amenities and well-regarded schools. The property has been meticulously maintained throughout and finished to a high specification, offering a comfortable and stylish living environment. Upon entering, you are welcomed by a spacious entrance hallway that offers ample storage space, perfect for keeping every-day essentials neatly tucked away. To the front of the property is a delightful living room that is flooded with natural light, benefiting from attractive views to the front and featuring a fantastic media wall, creating a perfect space for relaxation and entertainment. The heart of the home is the impressive open plan kitchen and dining area, which has been thoughtfully extended to provide a generous dining / family area. The kitchen boasts ample work surface and storage space, making it ideal for both every-day family living and entertaining guests. Multiple skylights in the dining area allow natural light to pour in, creating a bright and welcoming atmosphere. Upstairs, the property offers three generously sized bedrooms, two of which include fitted wardrobes for excellent storage solutions. The modern family bathroom has been recently updated to a high standard, and there is the added convenience of a separate toilet.



Outside enjoys a low maintenance south-facing rear garden. This home is ideal for a range of buyers, from growing families to professionals, and is ready for immediate occupation. Parking is available on the road, with ample spaces provided for residents. This is a superb opportunity to acquire a stylish and spacious home in a fantastic location, offering comfort, convenience and a high quality of living throughout. Early viewing is highly recommended to appreciate all that this exceptional property 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: C

Tenure: Freehold





- Beautifully Presented Three Bedroom Mid-Terrace Home
- Great Location Close To Local Schools & Amenities
- Extended Kitchen / Dining Area
- Abundance Of Natural Light Throughout
- Spacious Living Room With Media Wall
- Three Generously Sized Bedrooms
- Modern Family Bathroom
- Low Maintenance South-Facing Rear Garden
- Early Viewing Essential

ENTRANCE HALLWAY

LIVING ROOM

15' 3" x 12' 0" (4.64m x 3.67m)

KITCHEN/DINING AREA

19' 11" x 10' 1" (6.08m x 3.07m)

CONSERVATORY

17' 10" x 9' 0" (5.44m x 2.75m)

FIRST FLOOR

BEDROOM ONE

9' 8" x 12' 1" (2.94m x 3.69m)

BEDROOM TWO

9' 10" x 12' 8" (3.00m x 3.86m)

BEDROOM THREE

9' 10" x 7' 0" (3.00m x 2.13m)

BATHROOM

5' 3" x 9' 9" (1.59m x 2.96m)

SEPARATE WC

TOTAL SQUARE FOOTAGE

102.0 sq.m (1098 sq.ft) approx



OUTSIDE THE PROPERTY

ON ROAD PARKING

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

All carpets, blinds and light fittings some curtains, media unit (but not the TV).

ADDITIONAL INFORMATION

Services – 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.

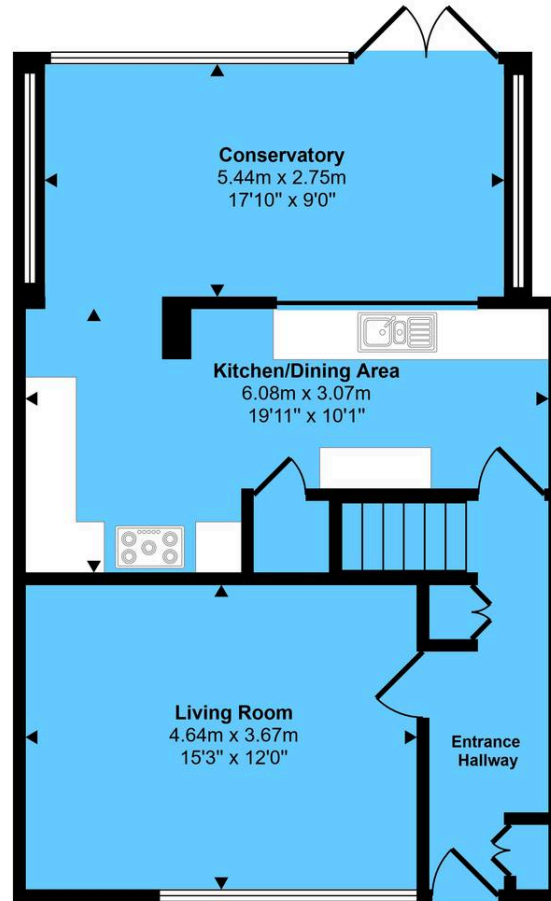
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

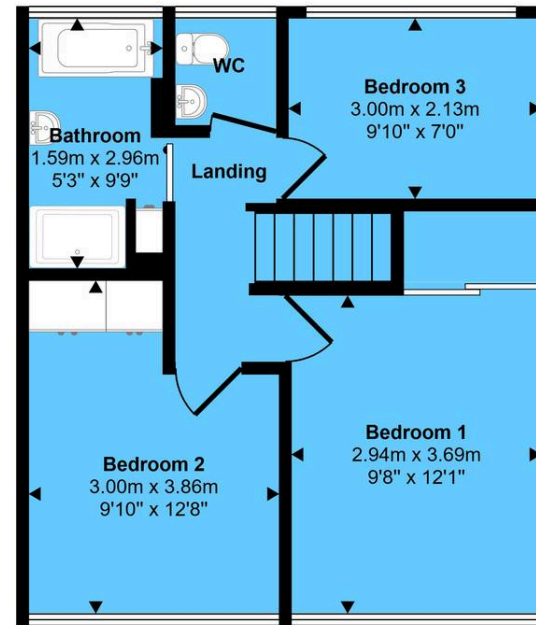
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
102 sq m / 1098 sq ft



Ground Floor
Approx 60 sq m / 643 sq ft



First Floor
Approx 42 sq m / 456 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.

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