



Anchor Lane, Solihull

Offers Over £284,000







## PROPERTY OVERVIEW

Set on a quiet road, this three-bedroom mid-terrace property offers a perfect blend of comfort, convenience, and charm. Welcoming you in through the entrance hallway with a guest cloakroom, the property boasts a breakfast kitchen with fitted units and ample workspace, ideal for whipping up culinary delights. The open plan living/dining room is a spacious area that enjoys views of the well-kept rear garden, providing a serene setting for relaxation. Upstairs, the property features three bedrooms, including a principal bedroom with an ensuite, while the remaining bedrooms are serviced by a family bathroom. Additionally, the property benefits from a driveway at the front, providing parking for two vehicles, adding to its convenience.

The outside space of this property truly shines with a well-maintained rear garden that offers a tranquil escape from the hustle and bustle of every-day life. Whether it's enjoying a morning coffee on the patio or hosting a BBQ in the evening, the outdoor area provides the perfect backdrop for entertaining guests or simply unwinding in nature. The driveway to the front of the property not only adds practicality but also enhances the overall kerb appeal, completing the package of this delightful home.







## 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: D

Tenure: Leasehold

- Three Bedroom Mid-Terrace Property
- Set On A Quiet Road In Solihull
- Spacious Living / Dining Room
- Breakfast Kitchen
- Principal Bedroom With En-Suite
- Well Maintained Rear Garden
- Driveway For Two Vehicles





## **ENTRANCE HALLWAY**

### **WC**

5' 9" x 2' 9" (1.75m x 0.84m)

### **LIVING/DINING ROOM**

15' 8" x 14' 4" (4.78m x 4.37m)

### **BREAKFAST KITCHEN**

11' 3" x 8' 8" (3.43m x 2.64m)

## **FIRST FLOOR**

### **PRINCIPAL BEDROOM**

11' 2" x 9' 3" (3.40m x 2.82m)

### **ENSUITE**

9' 2" x 4' 6" (2.79m x 1.37m)

### **BEDROOM TWO**

9' 9" x 8' 3" (2.97m x 2.51m)

### **BEDROOM THREE**

7' 1" x 6' 7" (2.16m x 2.01m)

### **BATHROOM**

6' 2" x 5' 7" (1.88m x 1.70m)

### **TOTAL SQUARE FOOTAGE**

78.0 sq.m (840 sq.ft) approx.

## **OUTSIDE THE PROPERTY**

### **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**

### **WELL MAINTAINED REAR GARDEN**





#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, all carpets, curtains, blinds and light fittings, car charging point (fitted 2021) and fitted wardrobes in one bedroom.

#### **ADDITIONAL INFORMATION**

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

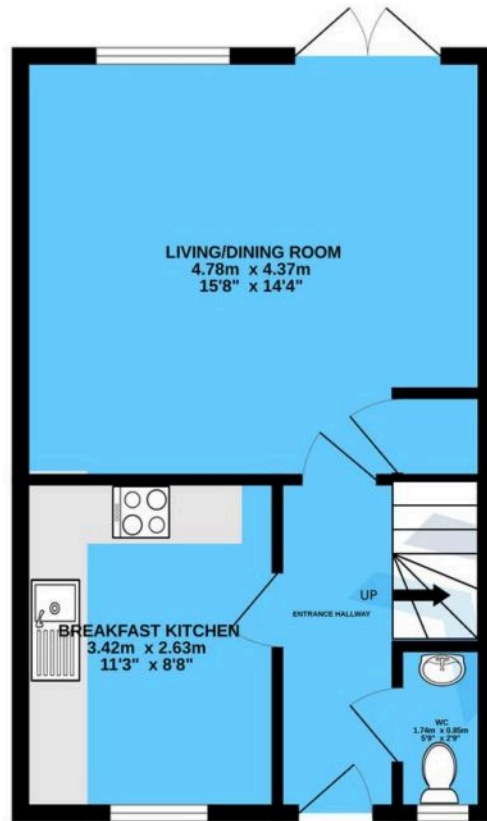
#### **INFORMATION FOR POTENTIAL BUYERS**

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.

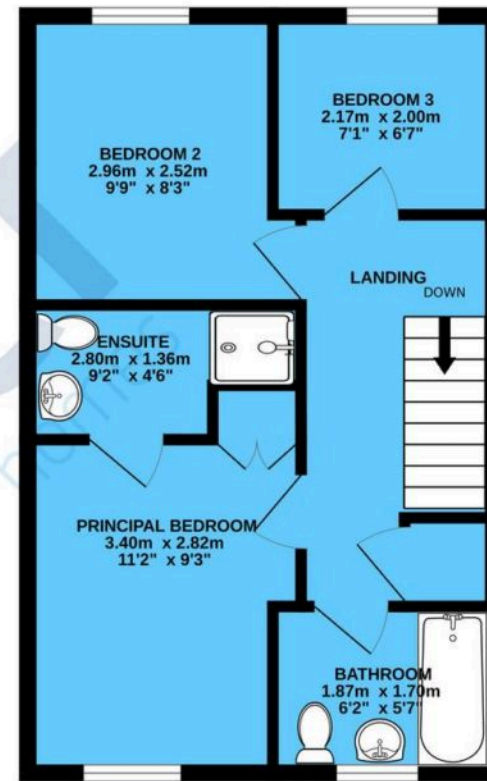




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 78.0 sq.m. (840 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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