



Chipstone Close, Solihull

Offers Over £640,000

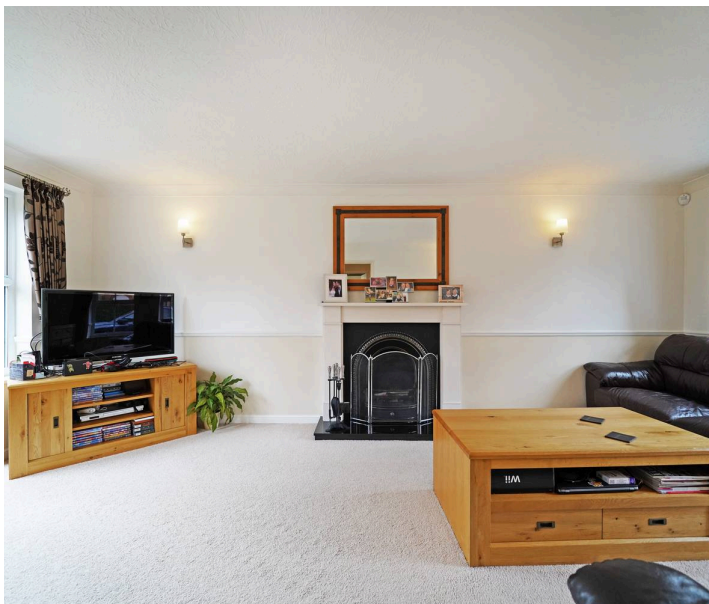




PROPERTY OVERVIEW

A fantastic opportunity to purchase this impressive four bedroom detached, originally built by Bryant Homes to the richmond design. This property has been immaculately maintained throughout, benefits from gas central heating, double glazing and has the added attraction of a west facing garden. Chipstone Close stands within the Tudor Grange Academy school catchment and the property briefly comprises of: canopy porch, entrance hall, guest cloakroom, kitchen / dining room, utility room, through lounge, four bedrooms, ensuite shower room, family bathroom, double garage and west facing garden.

- Popular Hillfield Estate
- Tudor Grange Academy Catchment
- Four Bedroom Detached
- Through Lounge
- Kitchen / Dining Room
- Ensuite Shower Room
- Double Garage
- West Facing Garden





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

CANOPY PORCH

ENTRANCE HALL

WC

6' 6" x 2' 7" (1.99m x 0.80m)

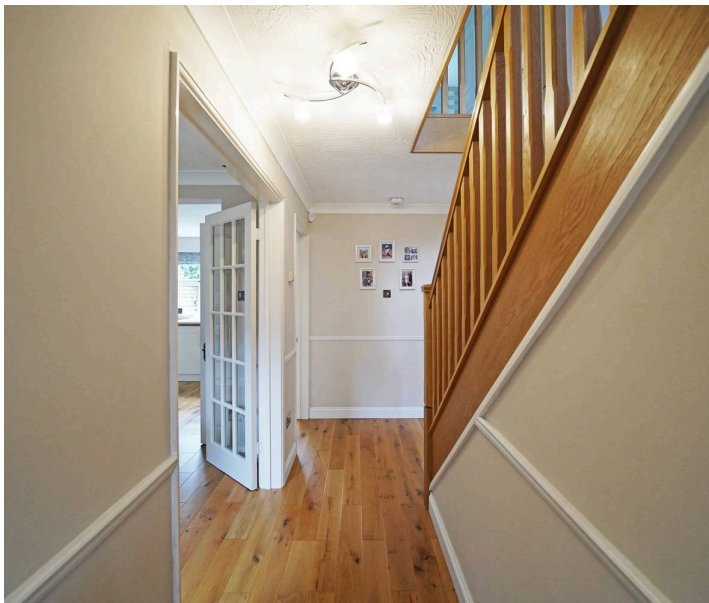
KITCHEN / DINING ROOM

19' 5" x 11' 3" (5.91m x 3.44m)

UTILITY ROOM

THROUGH LOUNGE

19' 5" x 11' 3" (5.91m x 3.44m)





FIRST FLOOR

BEDROOM ONE

11' 11" x 11' 8" (3.64m x 3.55m)

ENSUITE

8' 1" x 3' 6" (2.47m x 1.06m)

BEDROOM TWO

11' 3" x 8' 10" (3.43m x 2.68m)

BEDROOM THREE

11' 7" x 7' 6" (3.54m x 2.28m)

BEDROOM FOUR

11' 7" x 6' 10" (3.54m x 2.08m)

BATHROOM

8' 6" x 6' 4" (2.59m x 1.92m)

OUTSIDE THE PROPERTY

DOUBLE GARAGE

18' 1" x 16' 1" (5.51m x 4.90m)

TOTAL SQUARE FOOTAGE

Total floor area: 140.9 sq.m. = 1517 sq.ft. approx.

WEST FACING GARDEN

ITEMS INCLUDED IN SALE

Neff integrated oven, Zanussi integrated hob, wall fan, Neff microwave, Neff fridge, Kenwood dishwasher, all carpets, some light fittings and a wooden garden shed.

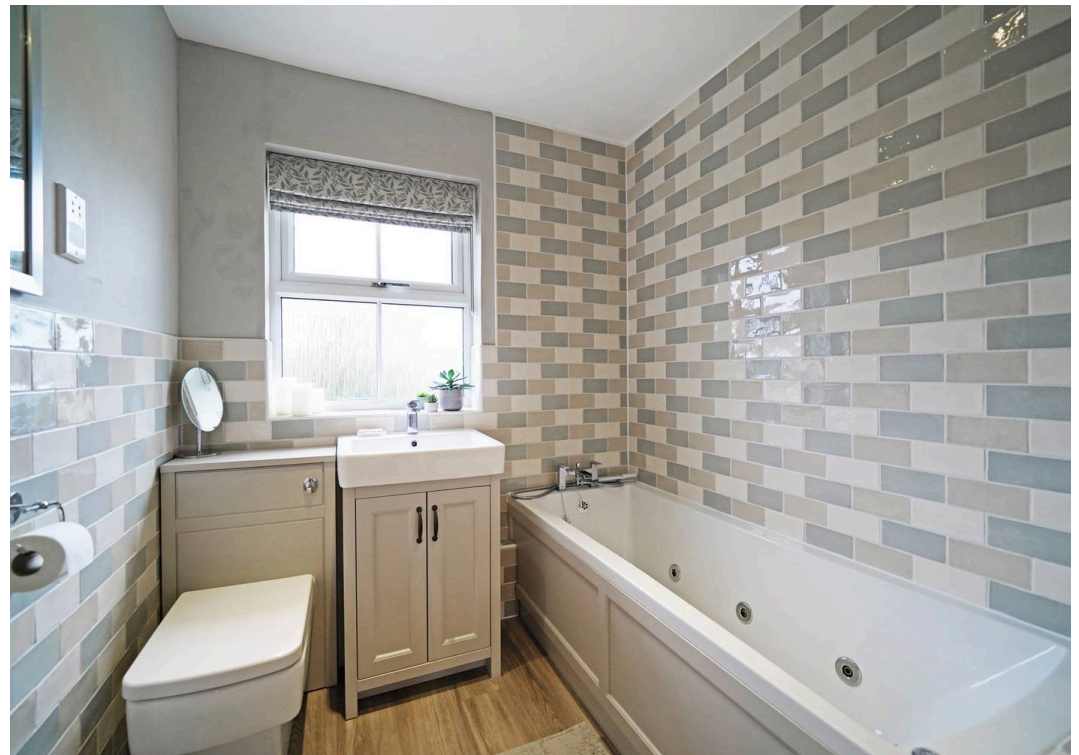


ADDITIONAL INFORMATION

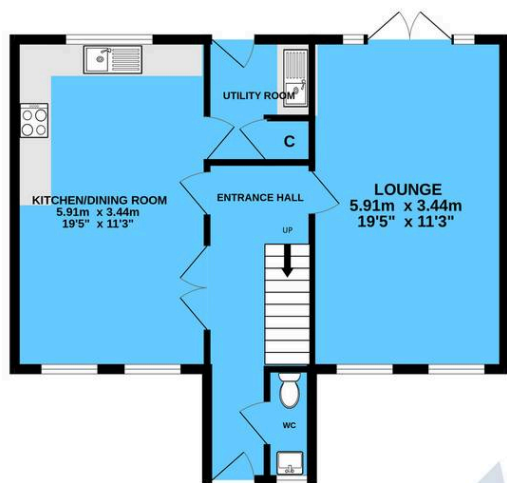
Services - mains gas, electricity and mains sewers.
Broadband - BT. Loft space - partially boarded with ladder and lighting.

INFORMATION FOR POTENTIAL BUYERS

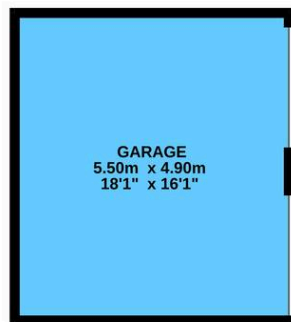
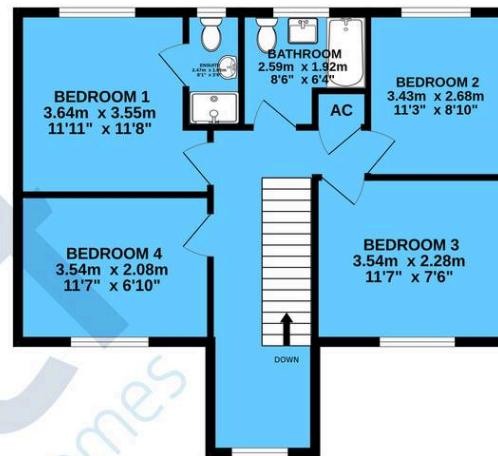
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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 : 140.9 sq.m. (1517 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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