



19 Chalgrove Crescent, B91 3GG
Sale Price of £395,000



**Love
Property Co.**

19 Chalgrove Crescent, Solihull, B91 3GG

Tenure - Freehold
EPC Rating - C
Council Tax Band – E

Love Property Co are pleased to offer this well maintained 861.6 sq. feet (80.0 sq. metres) curb appealing three-bedroom detached corner plot family home located within the Tudor Grange Academy ranked as one of the top schools in the West Midlands and widely considered an excellent choice academic rigor and supportive pastoral care.

This property is being sold with ****NO CHAIN****

As you enter the property, you are greeted by a canopy porch, entrance hallway, downstairs wc and open lounge with under stairs storage cupboard.

You then enter the kitchen/diner having integrated appliances, plumbing & space for washing machine, & fridge/freezer with French doors leading to garden.

Moving to the first floor, you will find two double bedrooms, bedroom one having built in wardrobes and a generously sized single bedroom, with a family bathroom and storage cupboard completing the first floor.

Outside, you a tarmacked driveway and the property boasts off road parking for several vehicle, private rear garden mainly lawned with a generous patio area, perfect for enjoying the serene outdoors.

Being a corner plot this detached property is an excellent opportunity extended subject to planning approval.



PROPERTY MEASUREMENTS:

LOUNGE

14' 8" x 15' max (4.47m x 4.58m)

KITCHEN/DINER

8' 8" x 15' (2.63m x 4.58m)

WC

6' 8" x 4' 5" (2.02m x 1.35m)

BEDROOM ONE

11' 6" x 8' 5" (3.51m x 2.56m)

BEDROOM TWO

10' 2" x 8' 5" (3.10m x 2.56m)

BEDROOM THREE

8' 8" x 6' 4" (2.65m x 1.92m)

FAMILY BATHROOM

5' 11" x 6' 4" (1.80m x 1.92m)

GARAGE

17' 11" x 8' 2" (5.46m x 2.50m)

TOTAL SQUARE FOOTAGE

861.6 sq. ft approx. (80.0 sq. Metres)

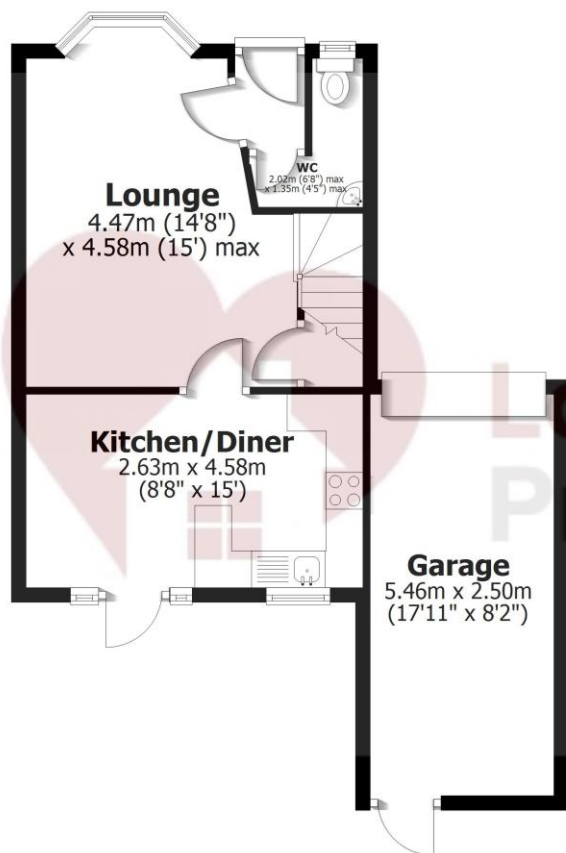
MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



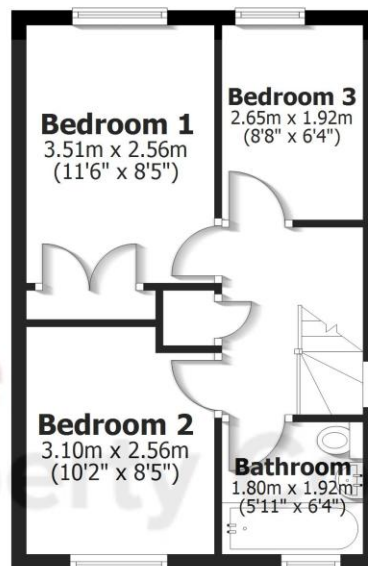
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 80.0 sq. metres (861.6 sq. feet)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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