

AP MORGAN



Odensil Green, Solihull
Asking Price £400,000

Features:

- Three-Bedroom Semi-Detached Family Home
- Approximately 102.8 Sq. m / 1106.4 sq. ft of Living Space
- Beautifully Extended with Open-Plan Kitchen, Dining, & Utility Area
- Two Bathrooms, including a Separate Ground Floor Shower Room
- Superb Landscaped Rear Garden with Brick-Built Storage Room/Office
- Great Central Location Close to Solihull Town Centre
- Excellent Transport Links, Near Birmingham Airport & Train Station
- Catchment for Valley Primary, Lyndon, & Lode Heath Secondary Schools

Description:

Beautifully extended, beautifully finished. This is the family home you've been holding out for.

Set close to Solihull town centre, this three-bedroom semi-detached home has been extended, refurbished, and landscaped to a genuinely impressive standard, and it shows in every room. A spacious open-plan kitchen, dining, and utility area anchors the ground floor, complete with a separate shower room and a superb, landscaped rear garden with its own brick-built storage room or office. Upstairs, three bedrooms and a family bathroom complete the picture.

Offered at £400,000, this is a home that's ready to move into and simply enjoy.

We asked them what made them buy it...

"It was a step up in area for us, especially being so close to Solihull town centre."

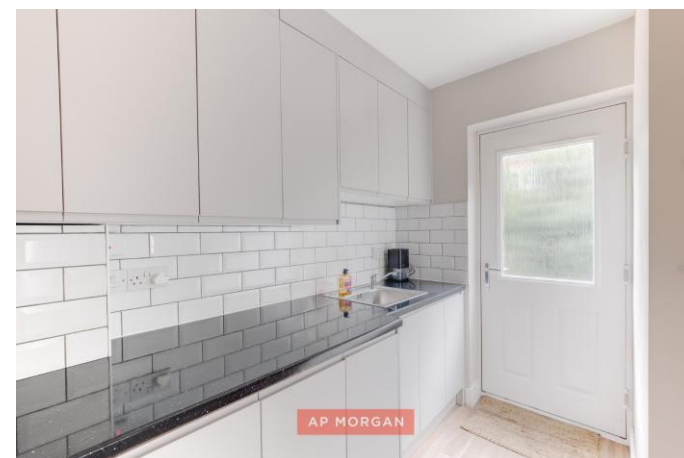
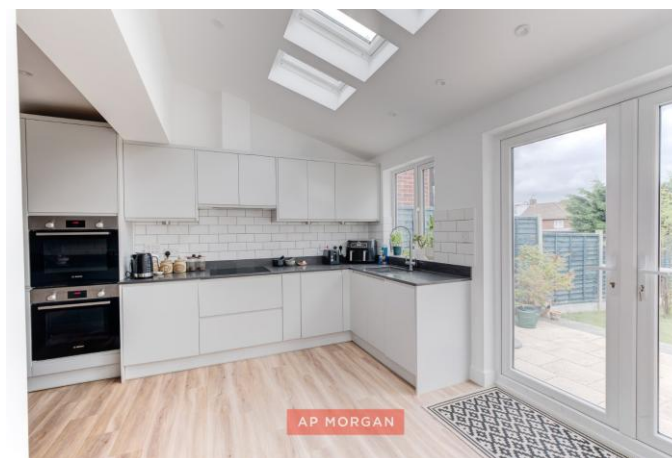
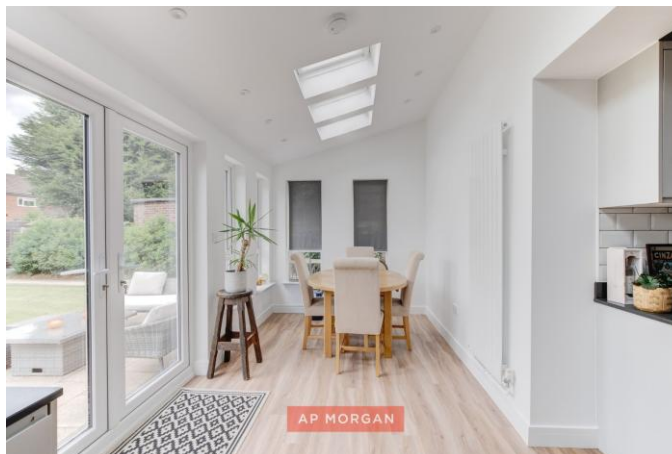
What about the house itself?

"We've refurbished absolutely anything that would need to be done, from landscaping the garden to adding a spacious rear extension and fitting it with a modern kitchen."

Our agents say...

This is a great condition home, and honestly, it's rare to find one that's had this much care and attention poured into it. The rear extension has transformed the ground floor, creating a wonderful open-plan kitchen, dining, and utility area with a fully fitted kitchen that's built for family life, whether that's weekday breakfasts or hosting friends for dinner. There's even a separate shower room down here too, ideal for busy mornings or muddy boots after a walk.

Out back, the landscaped garden is a real standout, and that brick-built storage room or home office is the kind of flexible space every family wishes they had, perfect for working from home, a gym, or simply extra storage.



Upstairs, three well-proportioned bedrooms and a family bathroom give everyone their own space to unwind.

The location does a lot of the heavy lifting too. You're close to Solihull town centre, within a good road network, and just a short hop from Birmingham Airport and the train station, brilliant if you commute or travel often. There's open space nearby for walks, and families will want to know this falls within catchment for Valley Primary, Lyndon, and Lode Heath Secondary School.

Homes finished to this standard, in this location, simply don't hang around. Give us a call and let's arrange your viewing.

Details:

Hall

Through Lounge/Kitchen 33'11" x 11'6" (10.34m x 3.5m)

Both Max

Dining Area 9' x 7'11" (2.74m x 2.41m)

Utility Area 11'3" x 6'7" (3.43m x 2m)

Shower Room 7'3" x 2'9" (2.2m x 0.84m)

Landing

Bedroom 1 15'5" x 11'10" (4.7m x 3.6m) Both Max

Bedroom 2 11'1" x 9'11" (3.38m x 3.02m)

Bedroom 3 9'1" x 8'3" (2.77m x 2.51m)

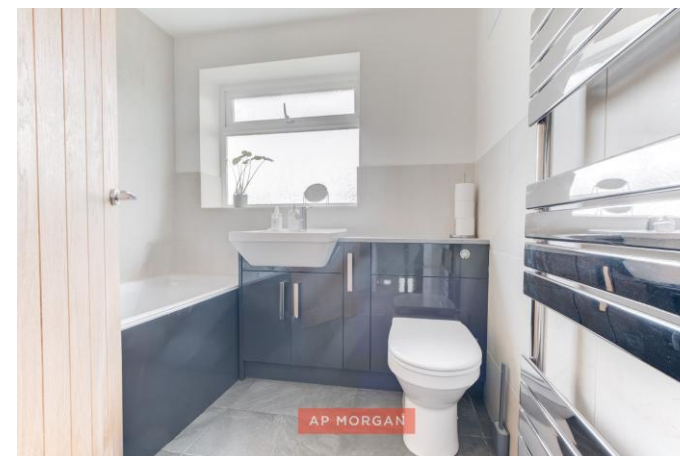
Bathroom 6'9" x 5'9" (2.06m x 1.75m)

EPC Rating: F

Council Tax Band: C (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on 0121 817 8585.



How can we help you?

Need a mortgage?

We recommend Wisser Mortgage Advice. They will search the market for you to ensure you get the right lender and mortgage deal. They typically achieve mortgage offers much more quickly than if you were dealing with lenders directly. The initial appointment is free and without obligation. Call us on 0121 817 8585, or visit their website for more information: www.wissermortgageadvice.co.uk

Property to sell?

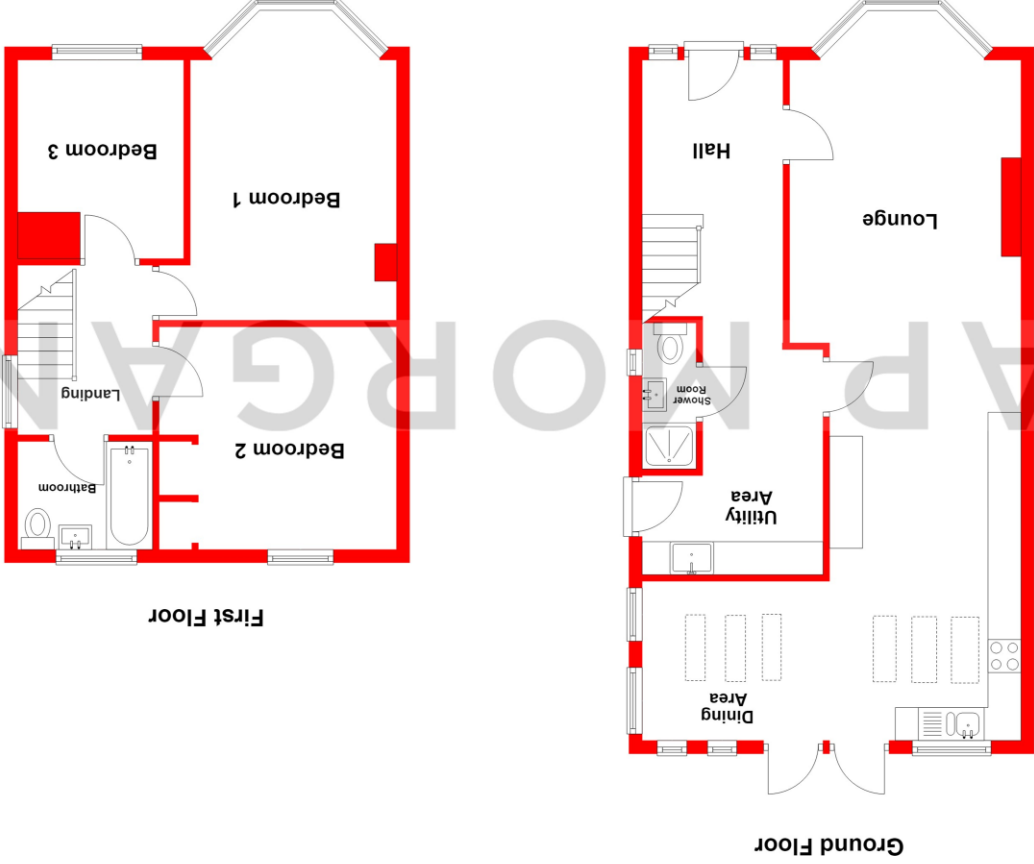
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation and we will visit your property and discuss your needs.

Need a solicitor?

A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per buyer and this is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the issuing of a memorandum of sale on the property you would like to buy.



Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

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. Plan produced using Planlup.

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