

**AP MORGAN**



**Caldwell Grove, Solihull**  
Asking Price £270,000

**Features:**

- In Need of Modernisation Throughout
- Spacious Through Lounge/Dining Room
- Fitted Kitchen with Separate Utility Room
- Family Bathroom with Separate WC
- Landscaped Rear Garden
- Off-Road Parking with Private Rear Access
- Walking Distance to Solihull Hospital and Town Centre
- Excellent Local Schools, Amenities and Transport Links

**Description:**

Situated in a highly desirable location within walking distance of Solihull Town Centre, this three-bedroom end-terrace home offers spacious and practical accommodation, although in need of modernisation throughout, making it an excellent choice for first-time buyers, or investors alike. Benefiting from a generous through lounge/dining room, a fitted kitchen with separate utility room, and off-road parking with private rear access, the property combines convenience with comfortable modern living.

The property is approached via a private fore-garden leading to an enclosed porch and welcoming entrance hall. From here, doors lead into the impressive lounge/dining room, a bright and versatile space extending the full depth of the property and offering ample room for both relaxing and entertaining. The fitted kitchen provides a range of storage units and worktop space, while the adjoining utility room adds valuable practicality with additional storage and laundry facilities, together with access to the rear garden.

To the first floor, the landing gives access to three well-proportioned bedrooms, including two generous doubles and a comfortable single bedroom. The family bathroom is complemented by a separate WC, providing added convenience for busy households.

Externally, the property enjoys a landscaped rear garden, creating an attractive outdoor space for family enjoyment, entertaining, or relaxing. A garage with rear access offers storage, or workshop potential.



The location is a particular highlight, being just a short five-minute walk from Solihull Hospital and approximately ten minutes from Solihull Town Centre, where a wide range of shops, restaurants, bars, and leisure facilities can be found. The property also benefits from excellent transport links and access to highly regarded local schools.

**Details:**

**Porch** 6'2" x 2'5" (1.88m x 0.74m)

**Hall**

**Lounge/Dining Room** 20'10" x 11'11" (6.35m x 3.63m) Both Max

**Kitchen** 12' x 8'4" (3.66m x 2.54m) Both Max

**Utility Room** 9'5" x 4'9" (2.87m x 1.45m)

**Landing**

**Bedroom 1** 13'2" x 10'4" (4.01m x 3.15m)

**Bedroom 2** 6'11" x 10'4" (2.1m x 3.15m)

**Bedroom 3** 9'3" x 8'4" (2.82m x 2.54m)

**Bathroom** 5'1" x 5'6" (1.55m x 1.68m)

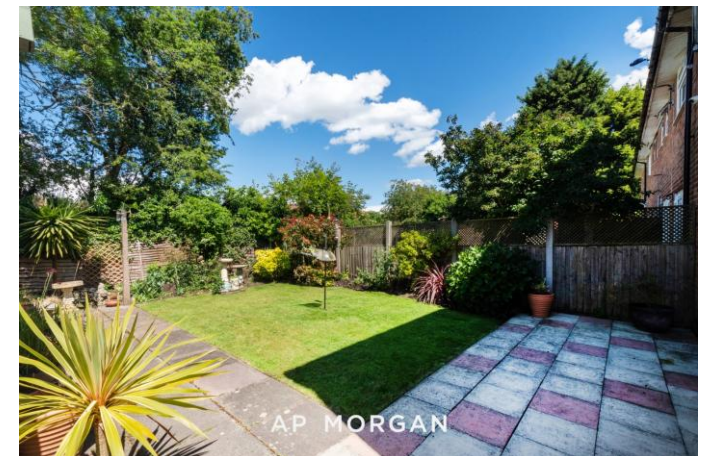
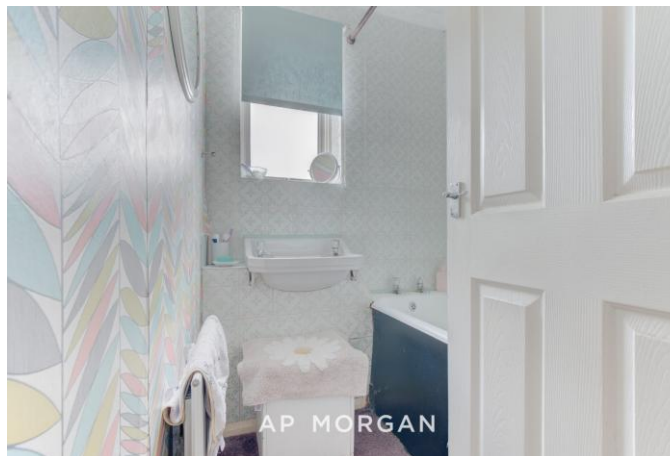
**WC** 5'6" x 2'11" (1.68m x 0.9m)

**EPC Rating:** To be confirmed

**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 Wiser 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.wisermortgageadvice.co.uk](http://www.wisermortgageadvice.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?

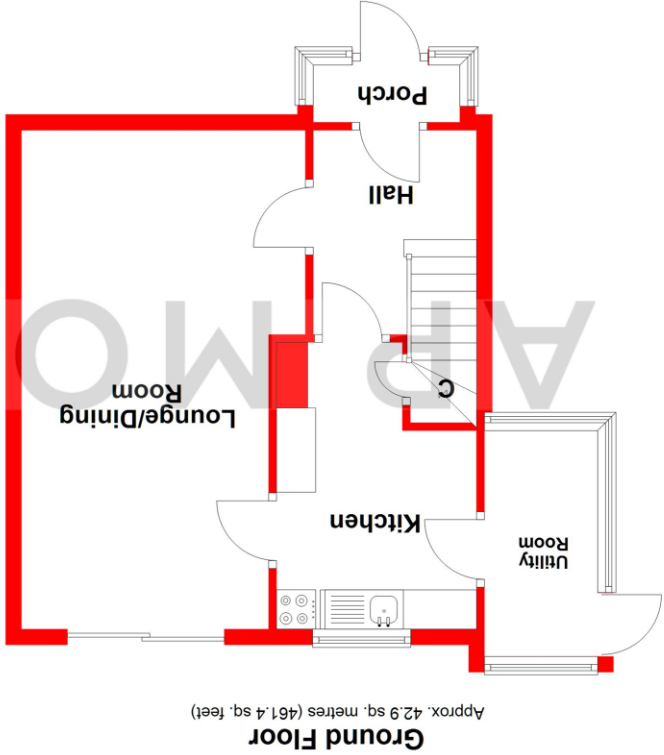
A good solicitor can save you literally weeks of time in the buying/selling process, reducing the stress levels of all involved. We will instruct a reputable firm that is competitive on cost and very reliable. Just ask for a quote.

### Identity Checks

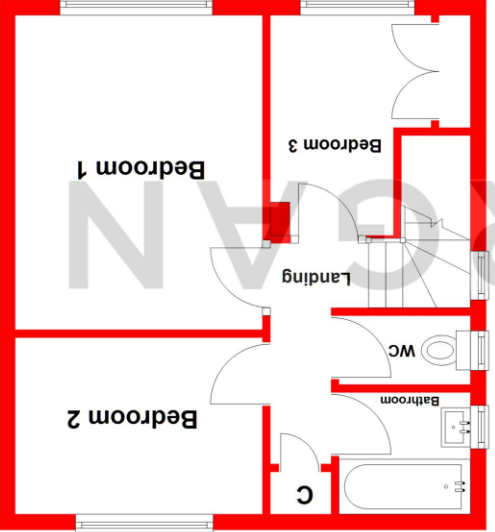
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third party supplier to undertake these who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £99 + VAT per 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. 79.7 sq. metres (858.0 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 PlanUp.



Ground Floor  
Approx. 42.9 sq. metres (461.4 sq. feet)



First Floor  
Approx. 36.8 sq. metres (396.6 sq. feet)

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