

AP MORGAN



Walsgrave Drive, Solihull
Asking Price £315,000

Features:

- Three Bedroom End-Terrace Home
- Walking Distance to Solihull Town Centre
- Spacious Lounge & Separate Family Room/Bedroom 4
- Extended Fitted Kitchen with Pantry Storage
- Ground Floor Shower Room & First Floor Bathroom
- Landscaped Rear Garden
- Great Road links & Public Transport

Description:

Situated in an ideal peaceful and highly sought-after location, within walking distance of Solihull Town Centre, is this beautifully presented three-bedroom end-terrace home. Offering generous and versatile living accommodation, the property benefits from a spacious lounge, separate family room, and an extended fitted kitchen complete with a pull-out pantry and additional corner storage. Perfectly suited to families and professionals alike, this superb home combines convenience with comfortable modern living.

Approach

The property is approached via a well-maintained fore garden with pathway leading to the entrance porch.

Accommodation

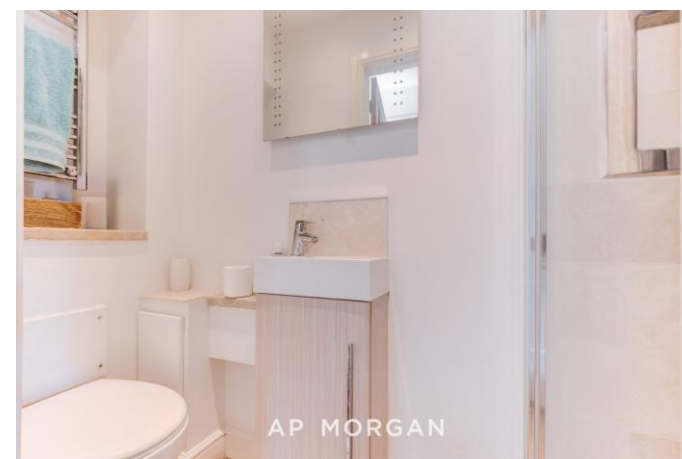
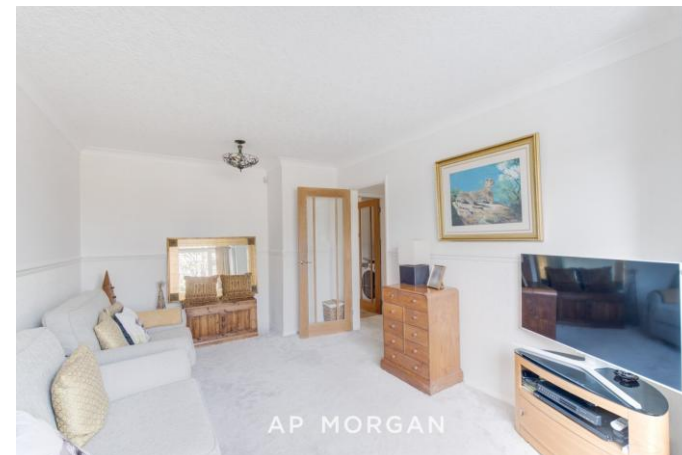
Once inside, the interior briefly comprises: Enclosed porch, welcoming entrance hall, spacious lounge, separate family room (bedroom 4), extended kitchen/dining room with a range of fitted units and useful pantry storage, inner lobby, and ground floor shower room. To the first floor are three well-proportioned bedrooms and a modern family bathroom.

Outside

Moving outside, the property enjoys a landscaped rear garden providing an ideal space for relaxing, entertaining, and family enjoyment.

Location

The property is ideally positioned just a 10–15 minute walk from both Solihull Hospital and Solihull Town Centre, with the picturesque village of Catherine-de-Barnes approximately one mile away, offering beautiful countryside walks. A wide range of shops, restaurants, cafés, and leisure facilities are within easy reach, together with excellent transport links and highly regarded local schools.



Details:

Porch

Hall

Lounge 16'9" x 10'2" (5.1m x 3.1m)

Family Room/Bedroom 4 10'2" x 7'7" (3.1m x 2.3m)

Kitchen/Dining Room 15'4" x 12'2" (4.67m x 3.7m)

Shower Room 7'5" x 2'7" (2.26m x 0.79m)

Lobby With Utility Space

Landing

Bedroom 1 13' x 10' (3.96m x 3.05m)

Bedroom 2 11'3" x 7'9" (3.43m x 2.36m)

Bedroom 3 10' x 7' (3.05m x 2.13m) Both Max

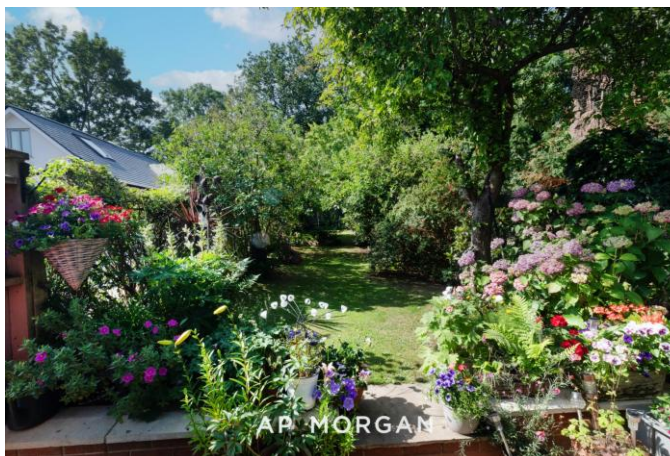
Bathroom 8'5" x 4'11" (2.57m x 1.5m)

EPC Rating: D

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.



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Property to sell?

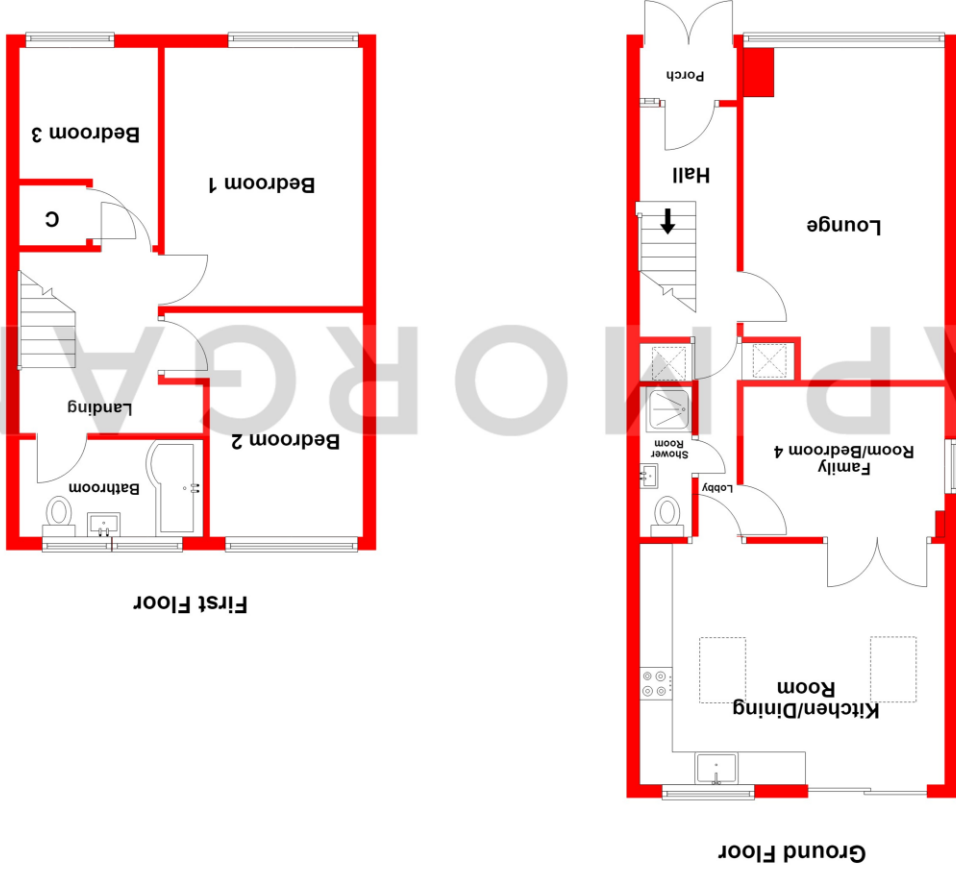
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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Total area: approx. 91.7 sq. metres (987.1 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.

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