



AP MORGAN

Hanson Grove, Solihull
Asking Price £359,950

Features:

- Quartz-topped kitchen with integrated appliances
- Kitchen/diner with space for a full family dining table
- Two sets of doors from kitchen/diner onto the rear garden
- Three bedrooms, including two spacious doubles
- Bay-fronted lounge and second bedroom
- Ground floor WC
- Driveway parking plus on-street parking
- Private rear garden with patio and storage

Description:

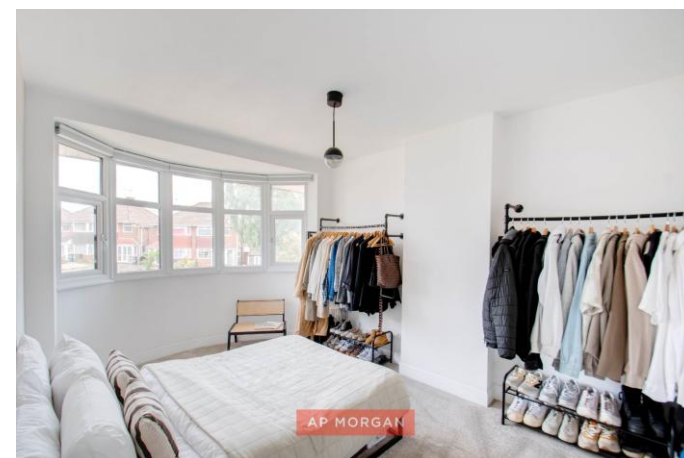
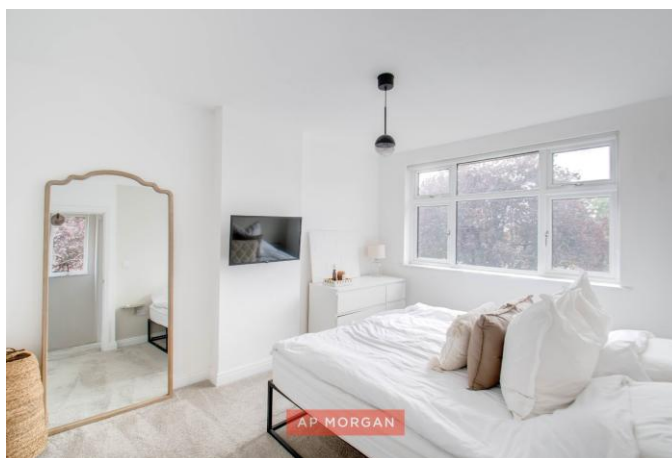
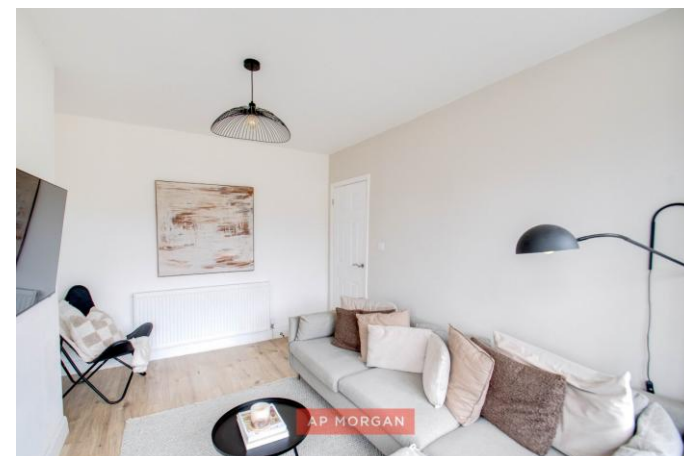
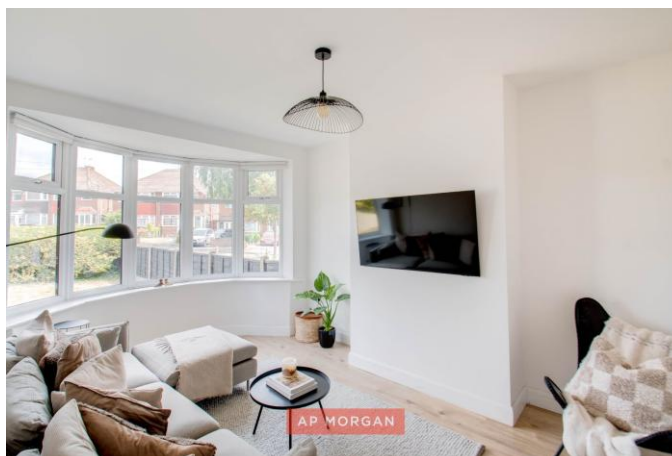
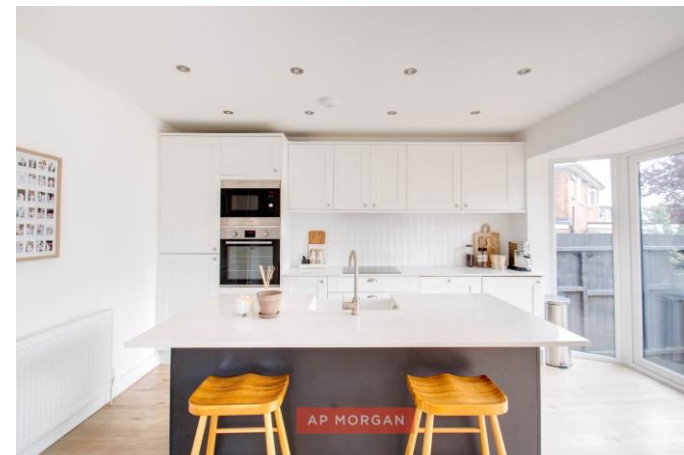
Sought-after Solihull address. Finished to a high standard throughout. Space that grows with you.

Step off the path, past the bordered frontage and hedge, and into a home that's been finished to a high standard throughout. The porch leads into an entrance hall with stairs rising to the first floor, and from here the layout starts to make sense straight away.

To your left, a spacious lounge sits behind a bay window, catching light through the day. Straight ahead, the kitchen/diner is where you'll actually spend your time: there's room for a proper family dining table, and the kitchen itself has been fitted with quartz worktops, an integrated oven, microwave and fridge/freezer, and an island with its own sink. A ground floor WC sits just off this space, and French doors open straight onto the rear garden, so summer living is as easy as opening a door.

Upstairs, the landing has a useful storage cupboard and leads to three bedrooms. Bedroom one is a spacious double, bedroom two is a second spacious double with its own bay window, and bedroom three works as a single or a genuinely usable home office. A modern bathroom completes the floor.

Outside, the rear garden has a patio to the side with a storage unit and gate through to the front, with the remainder laid to lawn and bordered by fencing and shrubbery. To the front, a driveway sits to the side of the house, with on-street parking also available along the road.



Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

Details:

Porch

Entrance Hall

Lounge 11'11" x 9'10" (3.63m x 3m)

Kitchen/Diner 14'3" x 15'9" (4.34m x 4.8m) Both Max

WC

Landing

Bedroom One 12'10" x 9'11" (3.9m x 3.02m)

Bedroom Two 13'4" x 9'10" (4.06m x 3m)

Bedroom Three 7'10" x 5'7" (2.4m x 1.7m)

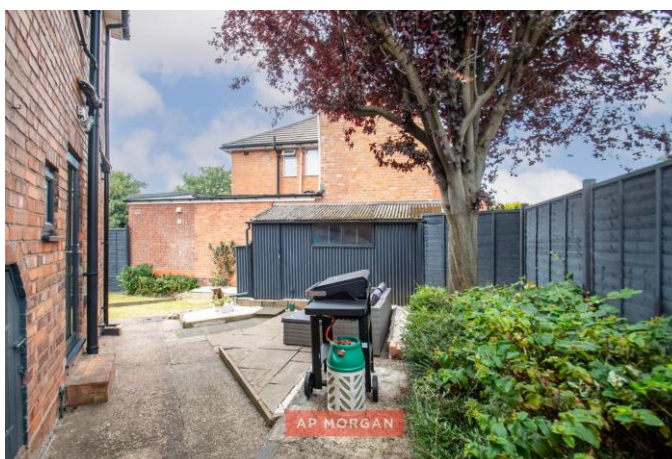
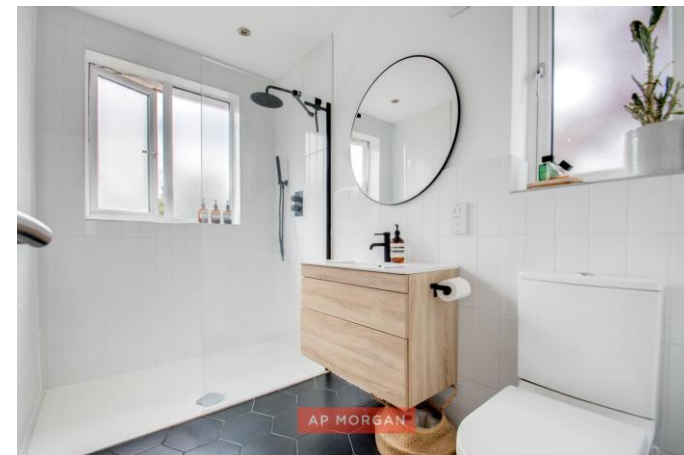
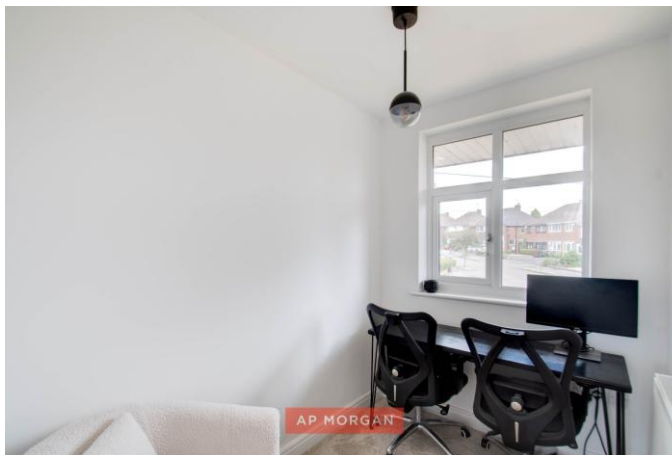
Bathroom 9'3" x 5'4" (2.82m x 1.63m)

EPC Rating: C

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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Need a mortgage?

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Property to sell?

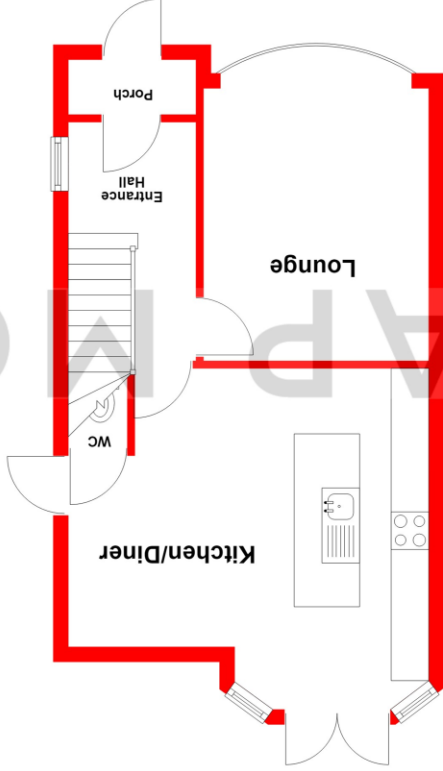
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

Need a solicitor?

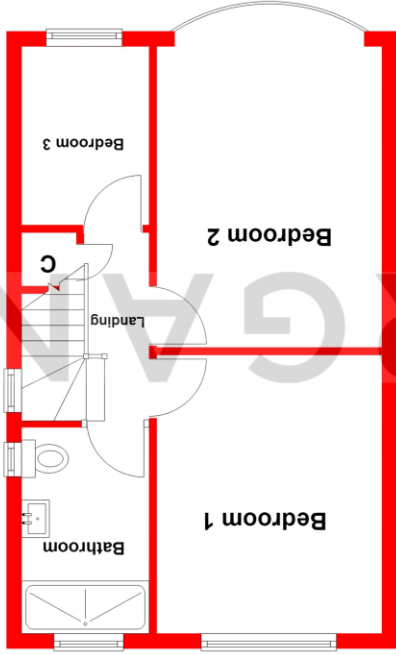
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Identity Checks

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.



Ground Floor



First Floor

Total area: approx. 77.3 sq. metres (832.4 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 PlanUp.

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