

**Need a Mortgage in principle to make offers?** Call us now for quick assistance!  
**0121 775 0101**



**Do you need to sell? Start your journey now!** Call us we can help.  
**0121 775 0101**



**SCAN FOR MORE INFO**  
**SIZE** - 1559 Sq Ft  
**TENURE** - Freehold  
**COUNCIL TAX** - Solihull Metropolitan Borough Council - D  
**BROADBAND** - Upload Max 1000Mbps  
 Download Max 1000Mbps  
**MOBILE** - Three O2 Vodaphone  
**EPC** - C - 73  
**PARKING** - For at least 2 Cars  
**FLOODRISK** - Very Low  
**SERVICES** - Mains  
**COVENANTS** - N/A

**Are you an investor interested in expanding your portfolio?**

**Call 0121 775 0101 to provide your investment criteria for alerts.**

## WITHERFORD CROFT

Solihull, B91

Situated in a sought-after area, this beautifully presented semi-detached family home offers a perfect blend of modern living and comfort. This exceptional home is ideal for families seeking a blend of style, space and amenities in a desirable location.

### FEATURES

- Tastefully Presented Semi-Detached Family Home
- Lounge with Bay Window
- Further Reception Room
- Stunning Open Plan Kitchen/Family/Dining Room with Underfloor Heating
- Spacious Principal Bedroom with En-Suite Shower Room
- Two Further Double Bedrooms and Fourth Single
- Large Family Shower Room
- Private Rear Garden with Two Patio Areas
- Driveway Parking & Detached Single Garage
- Convenient Location
- Excellent School Catchment
- The current vendors had planning permission approved for a garage extension (currently expired)



### Sneak Peeks

Every week, we unveil "Sneak Peeks," a feature showcasing exclusive properties before they hit Rightmove and other platforms.

### The Landlord Club

Join our Landlord Club for weekly updates on legislation, market trends, and our Letting Director's 'Investment Pick of the Week' for optimal ROI.

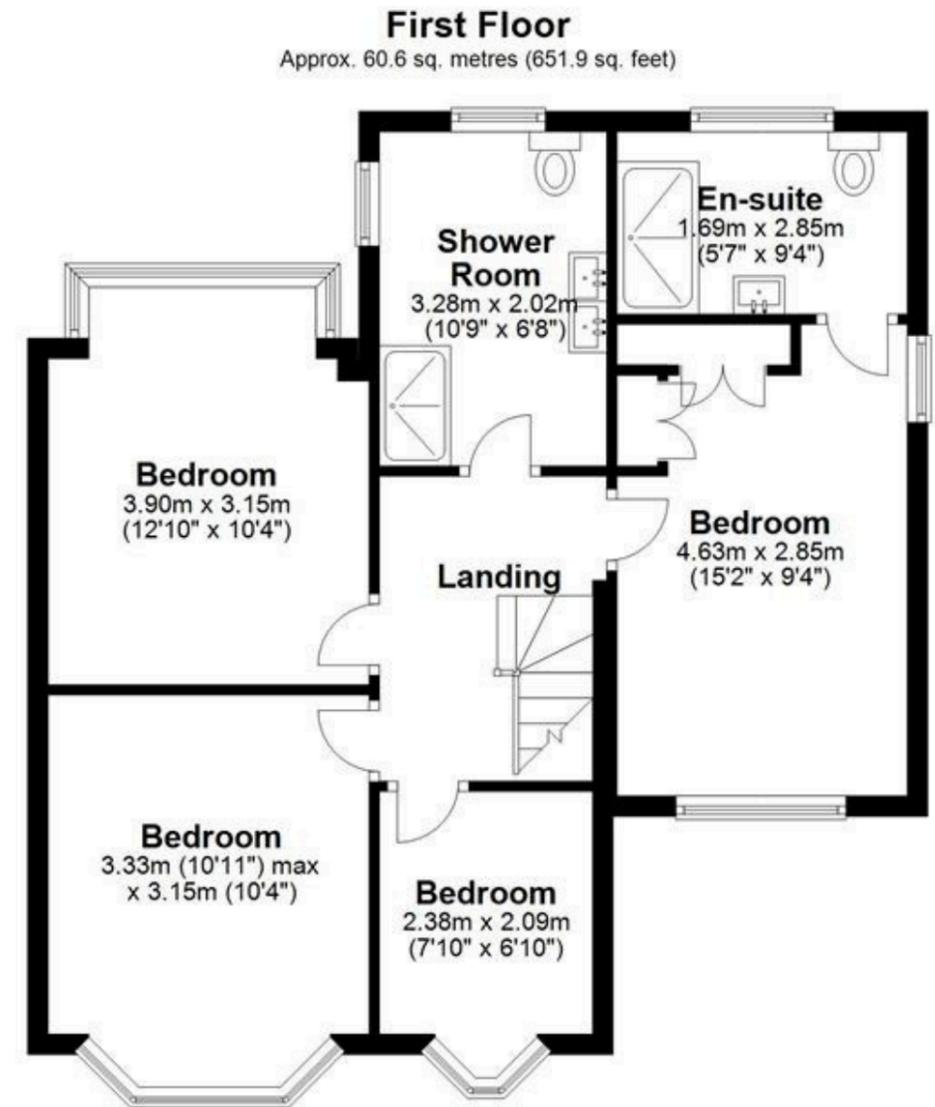
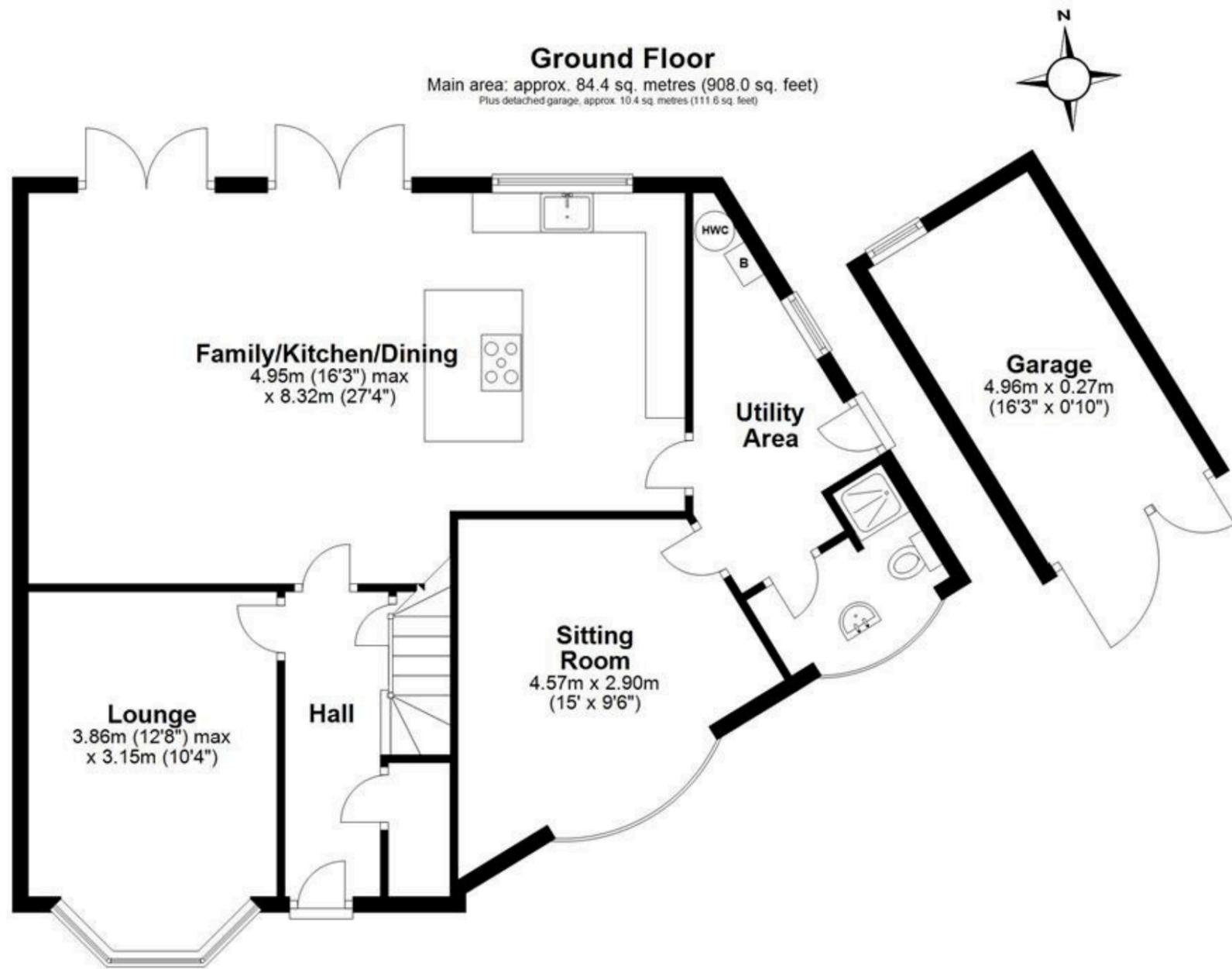
### HTSPMD

Tune into 'How's The Solihull Property Market Dom' weekly for a quick, insightful snapshot of the market.

### The Mortgage Update

Get weekly insights and the best deals with our Mortgage Update, your shortcut to navigating the complex mortgage landscape confidently.

SCAN TO VIEW OUR WEEKLY FILMS & SUBSCRIBE



**Main area: Approx. 144.9 sq. metres (1559.9 sq. feet)**  
Plus detached garage, approx. 10.4 sq. metres (111.6 sq. feet)

This floor plan is for illustration purposes only, this is not intended to be a measured/scaled survey or comply with RICS guidelines. All measurements (including total floor area) openings, orientation and floor area are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. A party must rely upon its own inspection(s). No responsibility is taken for any error, omission, or mis-statement.  
Plan produced using PlanUp.