

AP MORGAN



Croft Down Road, Solihull
Offers Over £330,000

Features:

- Three Bedroom Semi-Detached Home
- Side Garage With Scope to Extend STPP
- EV Charging Point Fitted
- Solar Panels Fitted
- Cavity Wall Insulation Done
- Spacious Private Drive
- Extended Kitchen with Diner
- Excellent Transport Links

Description:

WOW what an opportunity! Situated in a very popular and well-connected area of Solihull, this well-presented three-bedroom semi-detached home offers generous living accommodation throughout. The property is ideal for families and professionals alike, benefiting from off-road parking, a garage, and an easily maintained rear garden.

Approach

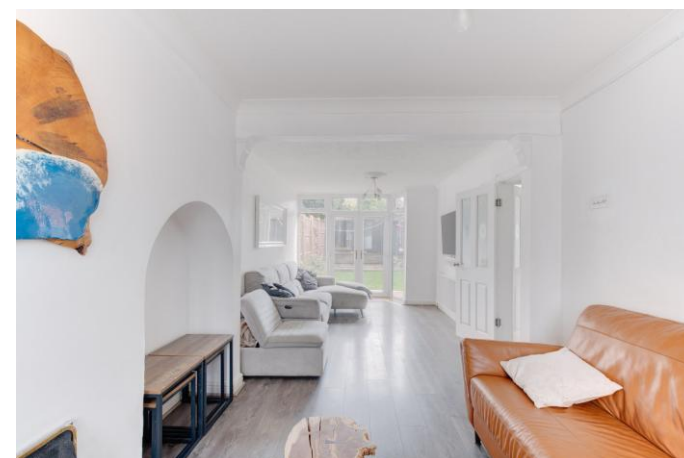
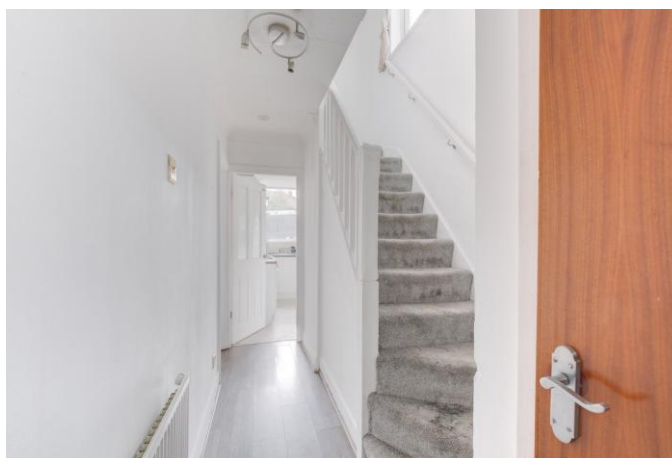
The property is set back from the road behind a spacious private driveway, providing ample parking and access to the integral garage. A welcoming front entrance door opens into a light and airy hallway with stairs rising to the first floor.

Ground Floor

The ground floor offers a bright lounge/dining room featuring a front bay window and French doors leading out to the rear garden, creating a perfect space for both relaxation and entertaining. The modern fitted kitchen enjoys views over the garden and provides a practical layout with ample storage and workspace. A door from the kitchen gives access to the rear garden.

First Floor

Upstairs, the property boasts three well-proportioned bedrooms. The main bedroom is positioned to the front of the property, while bedrooms two and three overlook the rear garden. The family bathroom is fitted with a modern white suite, complemented by contemporary tiling and finishes.



Outside

To the rear, there is a low-maintenance garden with both patio and lawn areas—ideal for outdoor dining and relaxation.

Location

The property is conveniently positioned close to local shops, schools, and amenities, as well as excellent transport links. It provides easy access to Solihull town centre, the NEC, Birmingham Airport, and major road networks including the M42.

Details:

Porch

Hall

Living/Dining Room 28'6" x 9'11" (8.69m x 3.02m) Both Max

Kitchen 16'6" x 8'10" (5.03m x 2.7m)

Garage 14'9" x 10'1" (4.5m x 3.07m)

Bedroom 1 13'10" x 10' (4.22m x 3.05m)

Bedroom 2 14'5" x 10' (4.4m x 3.05m) Both Max

Bedroom 3 8'3" x 5'9" (2.51m x 1.75m)

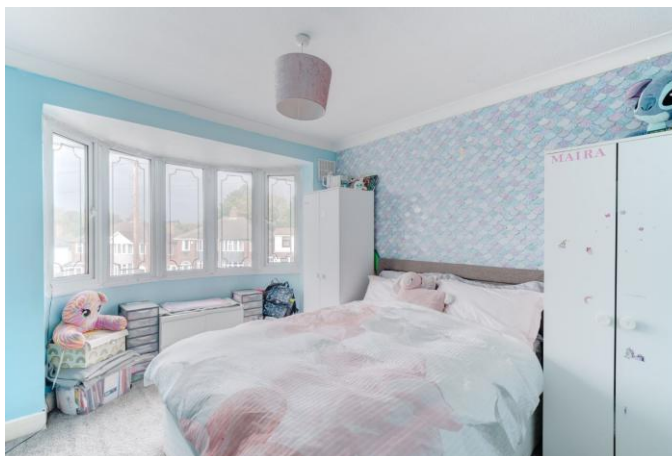
Bathroom 8'4" x 7'11" (2.54m x 2.41m) Both Max

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.



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?

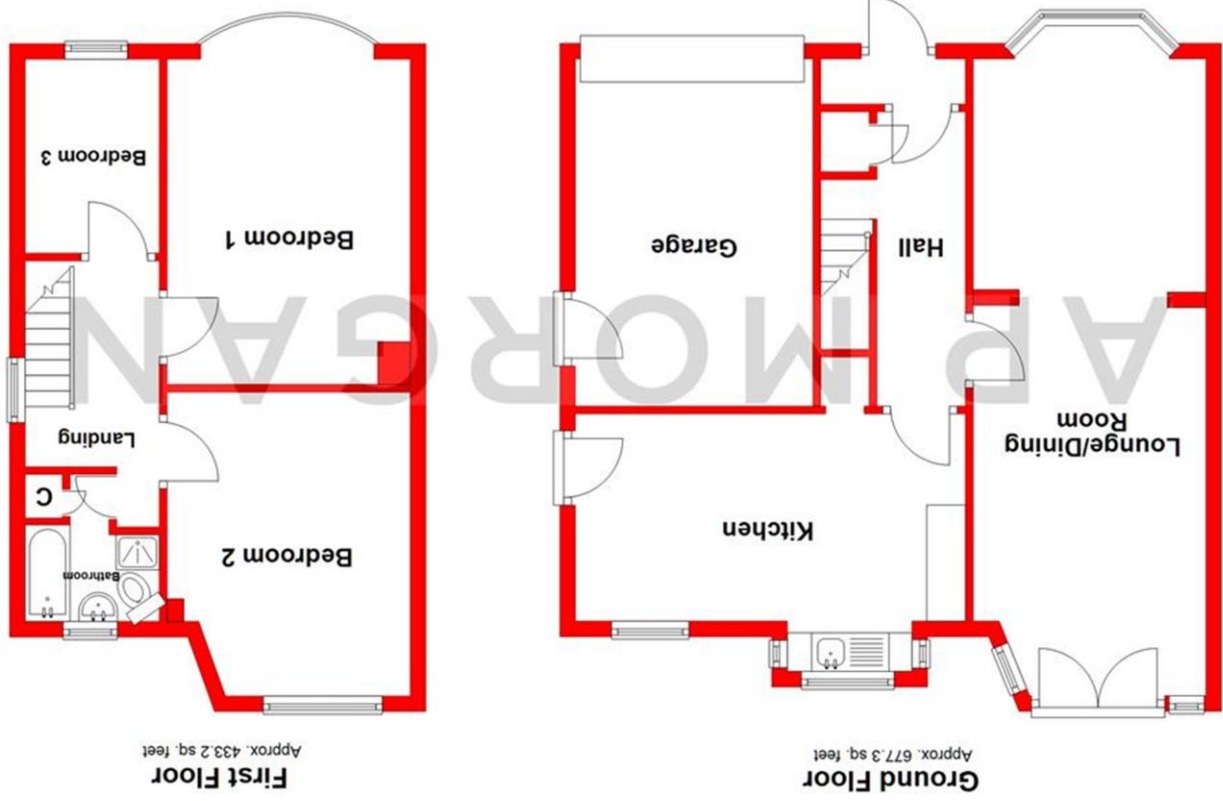
If you need to sell a property in order to buy, you ideally need to be on the market at least (and preferably Sold STC) before viewing, otherwise you may lose out to other buyers when the right property comes along. In these circumstances we can get your property 'live' quickly. Just book a free valuation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

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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 £39 + 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. 1110.5 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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