



ALDERWOOD  
ESTATE AGENTS



0121 709 2232 • [info@alderwoodestates.co.uk](mailto:info@alderwoodestates.co.uk) • [alderwoodestates.co.uk](http://alderwoodestates.co.uk)



Three Bedroom End Terrace Property  
41 Caldwell Grove  
Solihull, B91 2LH

£284,950

**Arden Estates are delighted to have this modernised, beautifully presented Three Bedroom End Terraced Property For Sale. Being in close proximity to Solihull Town Centre, close to local amenities and benefiting from having no upward chain. Briefly comprising of three bedrooms, lounge, modern fitted kitchen, guest w/c, conservatory, modern fitted bathroom, garden, double glazed and central heated where specified.**

**EPC Rating: C Council Tax Band: C**

**Approach**

A path leads to the front door with lawn to the side and convenient gate access to the rear garden.

**Entrance Hallway**

Having stairs to first floor landing laminate wooden style flooring and doors leading too

**Guest w/c**

This modern guest w/c benefits from having a low flush w/c, pedestal basin with hot and cold mixer taps, towel holding radiator, ceramic tile flooring and surround.

**Lounge 20'9" x 11'9"**

Features a gas coal effect fire with surround, double glazed window with views to the front of the property, radiator, power points, coving and stylish double doors giving access to the conservatory.

**Conservatory 15'6 x 9'8"**

Benefitting from being fully double glazed, with double doors giving access to the rear garden, laminate wooden style flooring and a radiator.

**Modern Fitted Kitchen 10'5" Min x 8'4"**

This modern fitted kitchen offers a range of fitted wall and base units, with roll top work surface incorporating a sink drainer with hot and cold mixer taps, integrated appliances include an oven and electric hob with extractor fan, fridge freezer and dishwasher. with ceramic tile flooring, power points a double glazed window with views to the rear garden and a double glazed door to the side.

**First Floor Landing**

Has a double glazed window to the side offering light, access to the loft and doors too

**Bedroom One 13'6" x 9'8"**

With a double glazed window to the front aspect, power points and radiator.

**Bedroom Two 9'5"Max x 9'1" Max**

Also having a double glazed window to front aspect, power points and radiator.

**Bedroom Three 10'0"into wardrobe x 7'1"**

With a double glazed window offering views to the rear, power points and radiator.

**Bathroom**

This is a modern fitted bathroom incorporates a walk in shower cubicle with shower and tiled surround, panelled bath with hot and cold mixer taps, pedestal sink with hot and cold mixer tap, low flush w/c, ceramic tile flooring and surround, spot lights, extractor fan and towel holding radiator.

**Rear Garden**

Mainly laid to lawn but benefiting from a paved patio area, fence surround and a coal shed.

**PROPERTY MISDESCRIPTIONS ACT 1991:** The Agents have not tested any apparatus equipment, fixtures and fittings or services so cannot verify that they are in full working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

