



7 Finchall Croft, Solihull B92 9QP

[www.simonburthomes.co.uk](http://www.simonburthomes.co.uk)

£330,000



## Key Features

Entrance Porch / Reception Hall  
 Re-Fitted Guest Cloakroom  
 Lounge / Dining Room  
 Conservatory  
 Re-Fitted Breakfast Kitchen  
 Three Bedrooms  
 Re-Fitted En-Suite Shower Room  
 Re-Fitted Family Bathroom  
 Gas Central Heating / Double Glazing  
 Side Garage / Driveway Parking  
 Rear Garden

7 Finchall Croft is an immaculately presented, modern style, three bedroomed, executive, detached family home, enjoying a peaceful cul-de-sac location in this highly regarded residential area.

## Tenure

We have been advised that the property is FREEHOLD. However, you should check this with your legal advisor before exchanging contracts.

## Vendor's Comments

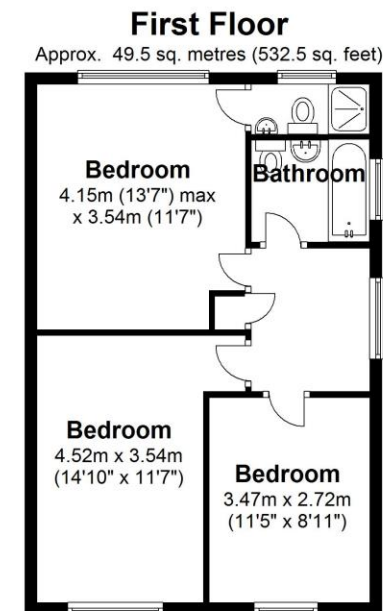
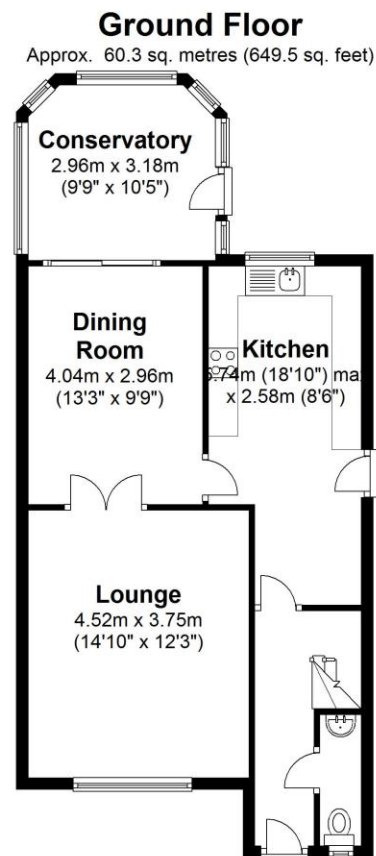
We love living here. Since moving in 7 years ago we have had fun in transforming each room to make this a perfect family home. The quiet cul de sac location and fantastic neighbours means it's a great place to live. Within walking distance of the town centre, as a couple we have been able to enjoy the shops and nightlife of Solihull. Since the arrival of our young daughter we have also been able to enjoy the local playground and two parks with the immediate area.

Our newly fitted kitchen, stone patio area and conservatory mean we are popular with friends and family who want to enjoy the afternoon and evening sun (when it appears). Whilst in the colder months our living room and dining room are relaxing and cosy.

We will be sad to live our home, but have some great memories to take with us on the next step of our family journey.

## Viewing Arrangements

Telephone: 0121 705 4040 Email: sales@simonburthomes.co.uk Visit: www.simonburthomes.co.uk



Total area: approx. 109.8 sq. metres (1182.0 sq. feet)

These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Simon Burt The Estate Agent have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. Simon Burt The Estate Agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Energy Efficiency Rating

