



Woodside Way, Solihull

Guide Price £900,000





PROPERTY OVERVIEW

Situated on a wide plot (just over a quarter of an acre) on a prestigious road in Solihull, this two-bedroom detached bungalow offers an exceptional opportunity for those seeking a property with potential for extension or redevelopment, subject to obtaining the necessary planning permissions.

Upon entering the property, you are greeted by an inviting entrance hallway, setting the tone for the spacious accommodation that lies beyond. The highlight of the property is the generously proportioned living/dining room, boasting a dual aspect that floods the space with natural light and provides excellent views of the front and rear gardens, creating a serene atmosphere that is perfect for relaxing or entertaining.



The property further benefits from a breakfast kitchen, ideal for hosting family meals or casual dining, and a practical utility room offering convenience and functionality. The two bedrooms are both well-proportioned and feature fitted storage, ensuring ample space for personal belongings. Completing the accommodation are two shower rooms, adding convenience.



In addition to the appealing living space, the property boasts a large in-and-out driveway providing ample parking for multiple vehicles. Furthermore, the property includes two garages with electric doors, offering secure parking and additional storage solutions.

The rear garden is a notable feature of the property, with a large lawn section providing a tranquil outdoor space that is perfect for enjoying the outdoors. A patio seating area offers an ideal spot for al fresco dining or relaxing in the sunshine.

In summary, this property presents a rare opportunity to acquire a well-positioned bungalow in a sought-after location, with the potential to extend or redevelop, subject to the necessary approvals. With its generous living space, well-appointed bedrooms, and outdoor areas perfect for relaxation and entertainment, this property offers a delightful blend of comfort and potential for the discerning buyer.



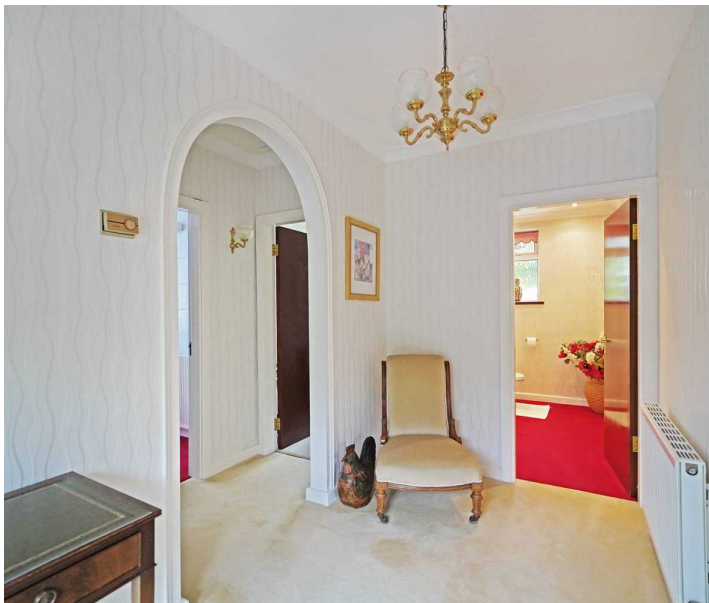


PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: F

Tenure: Freehold



- Two Bedroom Detached Bungalow
- Scope For Extension Or Redevelopment Subject To Planning Permission
- Set On A Wide Plot (Just Over A Quarter Of An Acre)
- Large Dual Aspect Living / Dining Room
- Breakfast Kitchen
- Two Double Bedrooms
- Superb Rear Garden
- Early Viewing Essential

**ENTRANCE HALLWAY**

11' 10" x 7' 7" (3.61m x 2.31m)

LIVING/DINING ROOM**LIVING ROOM**

22' 0" x 13' 3" (6.71m x 4.04m)

DINING AREA

9' 8" x 7' 7" (2.95m x 2.31m)

BREAKFAST KITCHEN

12' 0" x 10' 10" (3.66m x 3.30m)

UTILITY ROOM

12' 0" x 5' 9" (3.66m x 1.75m)

INTEGRAL GARAGE ONE

26' 1" x 9' 0" (7.95m x 2.74m)

INTEGRAL GARAGE TWO

16' 5" x 9' 10" (5.00m x 3.00m)

BEDROOM ONE

14' 1" x 12' 8" (4.29m x 3.86m)

BEDROOM TWO

13' 5" x 9' 0" (4.09m x 2.74m)

SHOWER ROOM ONE

10' 1" x 5' 11" (3.07m x 1.80m)

SHOWER ROOM TWO

8' 2" x 6' 1" (2.49m x 1.85m)

TOTAL SQUARE FOOTAGE

152.8 sq.m (1645 sq.ft) approx.





OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

GARDEN WITH PATIO SEATING AREA

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, microwave, fridge, freezer, dishwasher, washing machine, tumble dryer, all carpets, curtains and blinds and some light fittings, electric garage doors and fitted wardrobes in both bedrooms.

ADDITIONAL INFORMATION

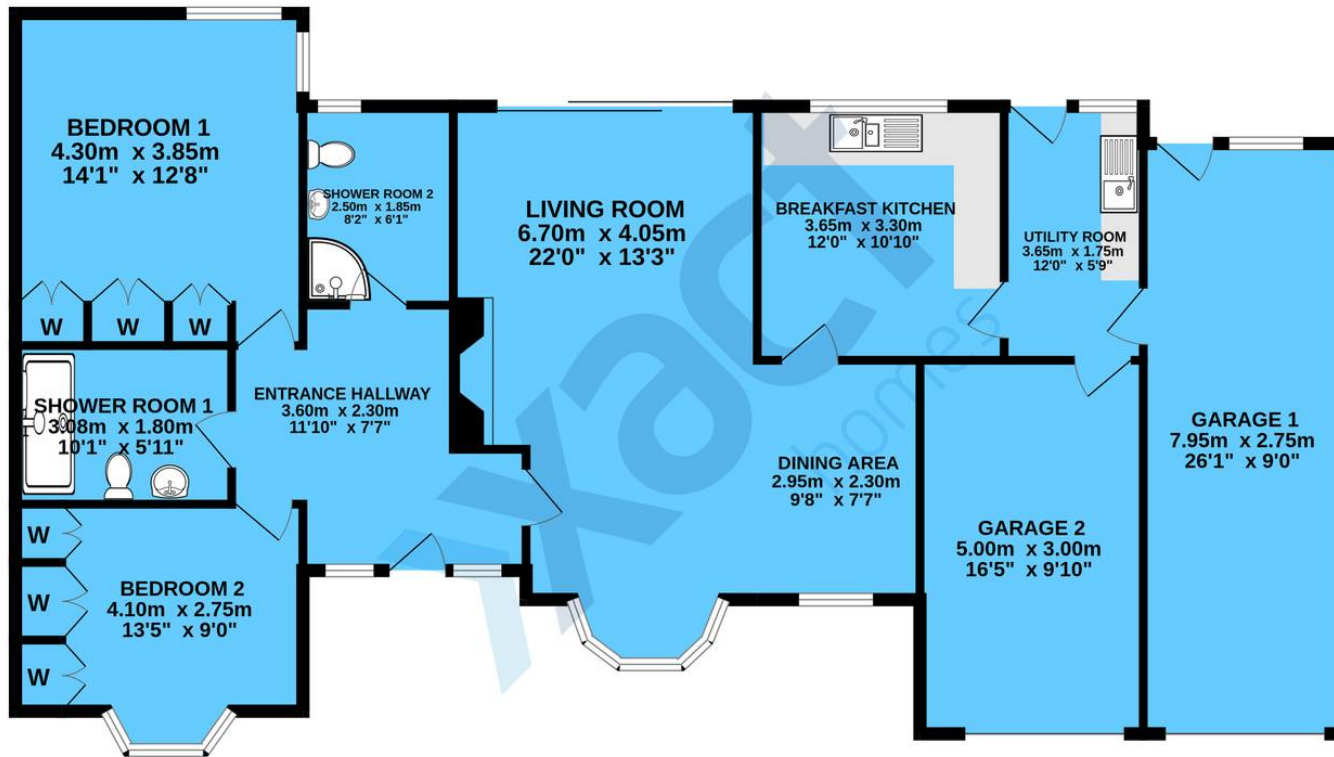
Services - water meter, mains gas, electricity and sewers. Broadband - BT - fibre optic. Loft space - part boarded with ladder and lighting

MONEY LAUNDERING REGULATIONS

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



TOTAL FLOOR AREA : 152.8 sq.m. (1645 sq.ft.) approx.

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.
Made with Metropix ©2024

Xact Homes

6 The Square, Solihull - B91 3RB

0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk

