



Wherretts Well Lane, Solihull

Guide Price £375,000





PROPERTY OVERVIEW

Nestled on a sought-after road just a stone's throw away from Solihull Town Centre, this delightful two bedroom semi-detached property exudes character and charm. Boasting a previous extension, this inviting residence offers further potential for extension, subject to obtaining necessary planning permission. Upon arrival, the property welcomes you through a spacious entrance hallway that leads to an array of features. Storage space is plentiful throughout, and a conveniently located guest cloakroom enhances the practicality of the layout. The dual aspect living/dining room is flooded with natural light and provides excellent views of the rear garden, creating a serene ambience for relaxation and entertainment. The generously sized kitchen offers ample work surfaces for culinary enthusiasts and further complements the functional flow of the ground floor. A versatile home office, ideal for professionals working remotely, can easily convert into a playroom or additional bedroom as desired. A utility/laundry room leads seamlessly to the single garage, providing convenient storage solutions.





Ascending the stairs, two spacious double bedrooms await, with the principal bedroom benefiting from fitted wardrobes, ensuring efficient use of space. The family bathroom serves both bedrooms, enhancing convenience and privacy for residents. Outside, the beautifully maintained south-facing rear garden beckons for outdoor enjoyment, featuring a large patio seating area and lush lawn perfect for al fresco dining or simply basking in the sunshine. The front of the property boasts a wide driveway capable of accommodating multiple vehicles, along with the added convenience of an EV charging point. In summary, this property presents a rare opportunity to acquire a character-filled home with excellent scope for further customisation and expansion. Located in a highly desirable area and offering a blend of practicality and charm, this residence is sure to captivate buyers seeking a comfortable and versatile living space in a prime location.

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: C

Tenure: Freehold



- Two Bedroom Semi-Detached Property
- Set On A Sought After Road In Solihull
- Scope For Further Extension Subject To Planning Permission
- Dual Aspect Living / Dining Room
- Spacious Kitchen
- Versatile Home Office
- Two Double Bedrooms & Family Bathroom
- Beautiful South Facing Rear Garden

ENTRANCE HALLWAY

WC

5' 2" x 4' 2" (1.57m x 1.27m)

LIVING/DINING ROOM

25' 6" x 11' 5" (7.77m x 3.48m)

KITCHEN

19' 9" x 9' 7" (6.02m x 2.92m)

HOME OFFICE

15' 10" x 6' 8" (4.83m x 2.03m)

UTILITY

6' 8" x 2' 11" (2.03m x 0.89m)

INTEGRAL GARAGE

12' 6" x 6' 8" (3.81m x 2.03m)

FIRST FLOOR

PRINCIPAL BEDROOM

16' 1" x 11' 6" (4.90m x 3.51m)

BEDROOM TWO

9' 7" x 8' 2" (2.92m x 2.49m)

BATHROOM

6' 7" x 6' 0" (2.01m x 1.83m)

TOTAL SQUARE FOOTAGE

102.5 sq.m (1103 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

BEAUTIFULLY MAINTAINED REAR GARDEN

PATIO SEATING

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, fridge, electric garage door, all carpets, some curtains, blinds and light fittings, car charging point (fitted August 2023) and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

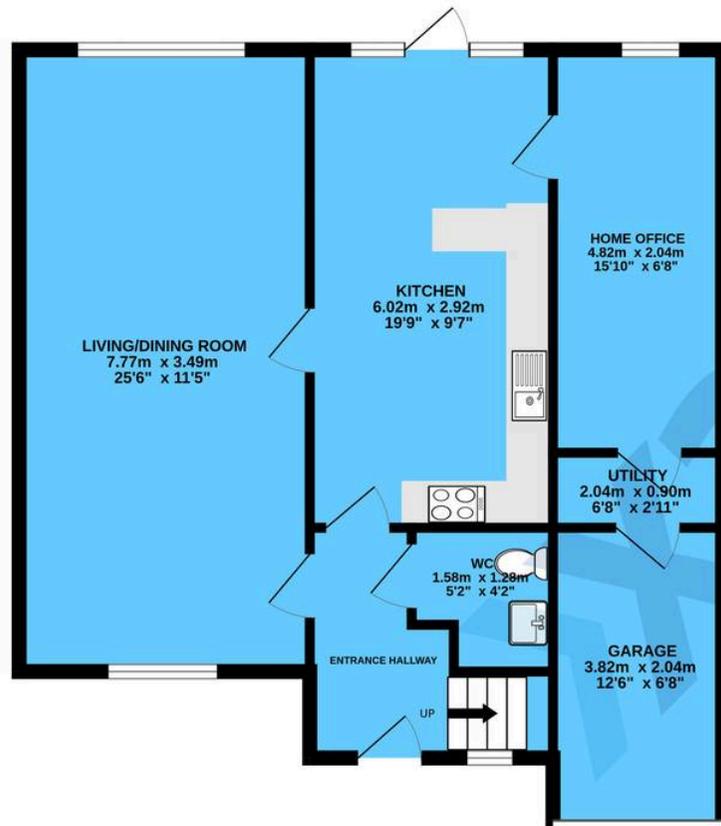
Services - mains gas, electricity and sewers.

INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
2. These particulars do not constitute in any way an offer or contract for the sale of the property.
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.
4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 102.5 sq.m. (1103 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.

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