



Wherretts Well Lane, Solihull

Guide Price £400,000





PROPERTY OVERVIEW

Introducing this splendid extended three-bedroom semi-detached family home set on a sought-after road in Solihull, which boasts the rare advantage of NO UPWARD CHAIN.

As you enter the property, you are greeted by an inviting entrance hallway that leads you to the heart of the home, a vibrant and airy open plan kitchen/diner/family room. This space offers ample work surfaces and provides lovely views of the rear garden, creating a perfect setting for family gatherings and entertaining guests. The family room seamlessly transitions into a generously sized living room with a striking feature bay window, allowing natural light to flood the room.

Completing the ground floor is a convenient guest toilet and a useful store room/garage, offering practicality and additional storage space.

Moving upstairs, you will find three well-appointed bedrooms, comprising two spacious doubles and a single bedroom, currently utilised as a home office, catering to the modern lifestyle demands of working from home or accommodating a growing family. All bedrooms are serviced by a stylish family bathroom, providing comfort and convenience for all residents.





Step outside to discover a sizeable south-facing rear garden with a delightful patio seating area, offering a tranquil oasis for relaxation and alfresco dining. To the front of the property, a gravel driveway provides parking for multiple vehicles, ensuring convenience for homeowners and visitors alike.

This property benefits from its prime location, being within a short distance to all local schools and amenities, providing easy access to essential facilities.

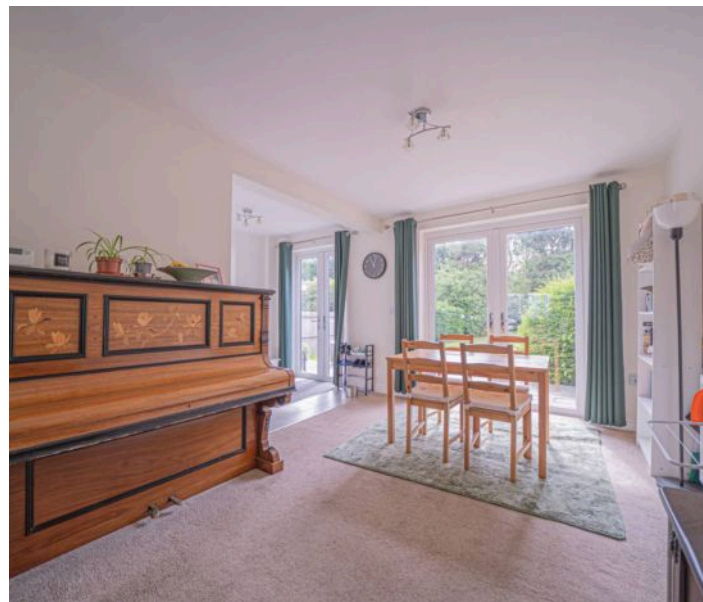
In conclusion, this family home presents a wonderful opportunity for those seeking a comfortable and well-connected lifestyle in the desirable location of Solihull. Don't miss the chance to make this property your own and seize the opportunity to create lasting memories in this charming residence. Viewing is highly recommended to appreciate all that this property has to offer.

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: D

Tenure: Freehold





- Extended Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Set On A Sought After Road In Solihull
- Walking Distance To Local Schools
- Open Plan Kitchen / Diner / Family Room
- Living Room With Bay Window
- Two Double Bedrooms & Single
- Family Bathroom
- South Facing Rear Garden



ENTRANCE HALLWAY

LIVING ROOM

14' 1" x 10' 10" (4.30m x 3.31m)

KITCHEN / DINER / FAMILY ROOM

25' 1" x 12' 7" (7.64m x 3.84m)

WC

INTEGRAL STORE / GARAGE

7' 10" x 7' 10" (2.40m x 2.38m)

FIRST FLOOR

PRINCIPAL BEDROOM

14' 6" x 10' 8" (4.43m x 3.25m)

BEDROOM TWO

12' 10" x 9' 11" (3.90m x 3.01m)

BEDROOM THREE

7' 4" x 6' 11" (2.23m x 2.12m)

BATHROOM

7' 2" x 6' 0" (2.18m x 1.83m)

TOTAL SQUARE FOOTAGE

85.7 sq.m (922 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

SOUTH FACING GARDEN

PATIO SEATING AREA

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, kitchen extractor, dishwasher, some carpets, some curtains, some blinds and all light fittings.

ADDITIONAL INFORMATION

Services – direct mains water, sewers and electricity.
Broadband – cable.

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.

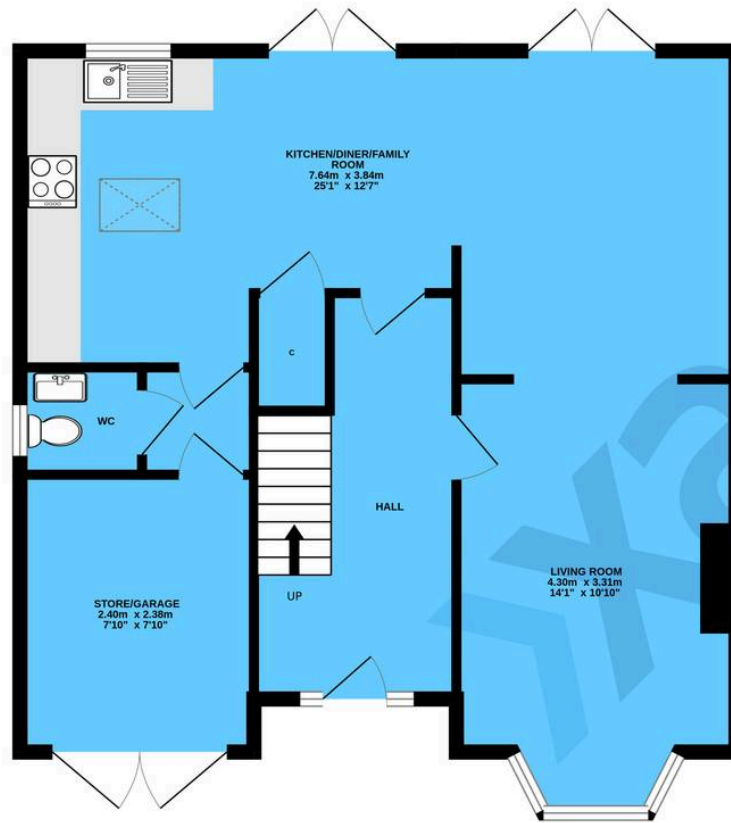
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

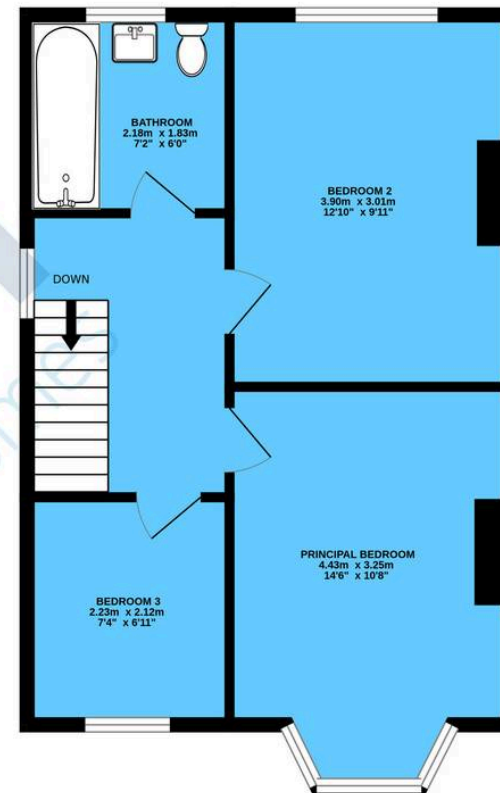
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 85.7 sq.m. (922 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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Xact Homes

6 The Square, Solihull - B91 3RB

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

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