



Wharton Avenue, Solihull

Guide Price £375,000





PROPERTY OVERVIEW

Welcome to this beautifully presented three bedroom link detached property located on a quiet road in Solihull. As you step inside, you are greeted by a meticulously maintained interior that exudes modern charm and sophistication.

The heart of the home is the fitted breakfast kitchen, perfect for culinary enthusiasts and hosting gatherings. Adjacent to the kitchen is the spacious living room, providing a comfortable and inviting space for relaxation. For those who love to bring the outdoors in, a large conservatory awaits, seamlessly blending the indoor and outdoor spaces.

The property boasts a great cloakroom on the ground floor, adding convenience and functionality to every-day living.

As you ascend the staircase, you will find three generously sized bedrooms, offering ample space for rest and relaxation. These bedrooms are serviced by a family shower room, complete with modern fixtures and a soothing ambience.

Outside, the property continues to impress with a well-maintained rear garden that features a patio seating area, ideal for alfresco dining and entertaining, and a lush lawn, perfect for outdoor activities and enjoyment.





To the front of the property, a driveway leads to a single garage, providing convenient parking and storage solutions. Additionally, a car port adds to the property's appeal, offering sheltered parking for vehicles.

Conveniently located in Solihull, this property offers a peaceful retreat from the hustle and bustle of city life while still being close to essential amenities, schools, and transportation links. Whether you are looking for a place to call home or an investment opportunity, this property is sure to meet your needs and exceed your expectations.

Don't miss the chance to make this exquisite property yours and experience the epitome of comfortable and stylish living. Arrange a viewing today and take the first step toward owning your dream home.

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





- Three Bedroom Link Detached Home
- Set On A Quiet Cul-De-Sac
- Beautifully Presented Throughout
- Fitted Breakfast Kitchen
- Spacious Living Room And Large Conservatory Overlooking The Garden
- Three Generous Bedrooms And Modern Family Shower Room
- Driveway, Garage, And Car Port Providing Ample Parking Space
- Well-Located Near Amenities, Schools, And Transport Links



ENTRANCE HALLWAY

WC

BREAKFAST KITCHEN

13' 1" x 12' 11" (4.00m x 3.94m)

LIVING ROOM

17' 10" x 11' 4" (5.43m x 3.45m)

CONSERVATORY

17' 10" x 7' 3" (5.43m x 2.21m)

INTEGRAL GARAGE

17' 9" x 8' 5" (5.40m x 2.56m)

FIRST FLOOR

PRINCIPAL BEDROOM

11' 9" x 9' 11" (3.58m x 3.03m)

BEDROOM TWO

11' 0" x 9' 6" (3.36m x 2.90m)

BEDROOM THREE

8' 8" x 7' 7" (2.63m x 2.32m)

SHOWER ROOM

6' 5" x 5' 7" (1.95m x 1.70m)

TOTAL SQUARE FOOTAGE

86.8 sq.m (934 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

CAR PORT

GARDEN

PATIO SEATING AREA

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, fridge/freezer, washing machine, all carpets, all curtains, all blinds and some 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.

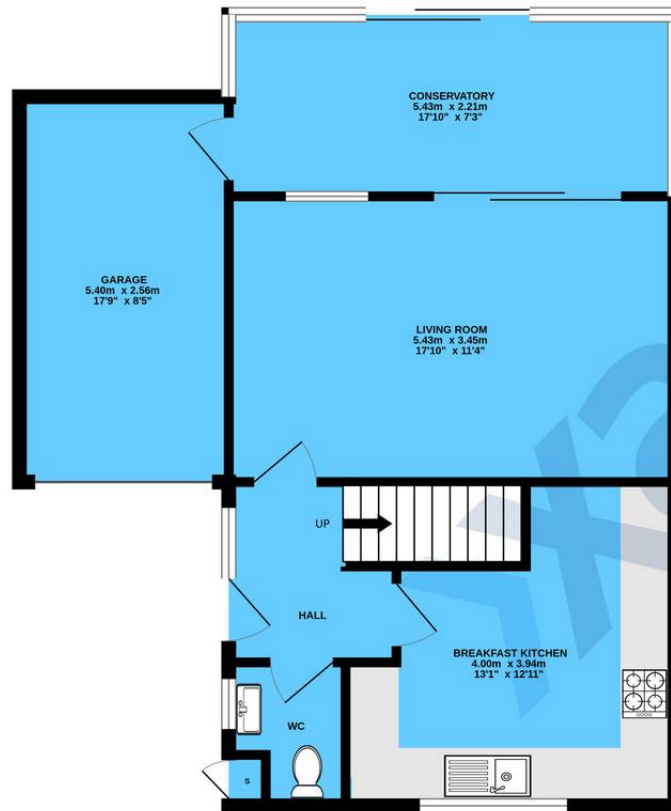
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

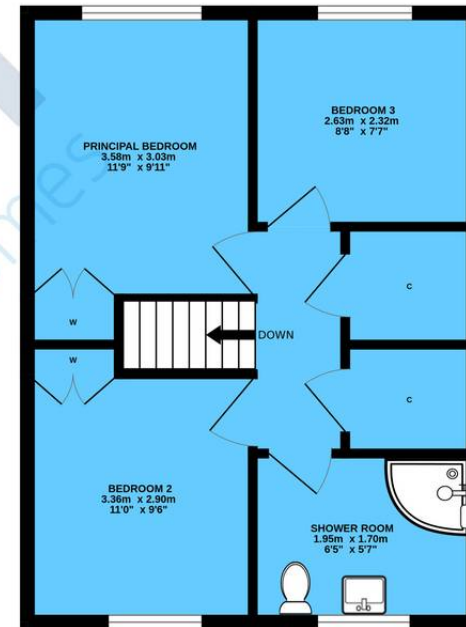
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 86.8 sq.m. (934 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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