



Widney Manor Road, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This delightful three bedroom semi-detached home offers an exceptional opportunity to acquire a beautifully presented property in a prime and highly convenient location. Positioned just a short distance from Solihull Town Centre and Widney Manor Train Station, this residence is ideally situated for both commuters and families seeking access to local amenities, reputable schools, and excellent transport links. Upon arrival, the property welcomes you with a spacious entrance hallway, with under stairs storage, providing a practical and inviting introduction to the home. The hallway also grants access to a useful utility and cloakroom area, offering additional storage and convenience for every-day living. The ground floor boasts a superb open plan living and dining room, featuring a striking bay window that allows natural light to flood the space, and a charming fireplace that creates a warm and welcoming focal point. This versatile reception area is perfect for both relaxing with family and entertaining guests. To the rear, the property has been thoughtfully extended to create a stunning open plan kitchen and dining space. This contemporary kitchen is fitted with a range of integrated appliances and Granite worktops which offers ample storage and worktop space.





A large skylight overhead ensures an abundance of natural light, enhancing the sense of space and making this area the true heart of the home. The open layout is ideal for modern family living and social gatherings. Upstairs, the property continues to impress with three well-proportioned bedrooms. Two spacious double bedrooms provide comfortable accommodation, while the third bedroom is currently arranged as a home office, offering flexibility to suit a variety of needs. A modern family bathroom serves the first floor, finished to a high standard with contemporary fittings. To the front of the home, a driveway provides off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike and a gated side entry to the rear of the property. This property represents a rare opportunity to secure a superb family home that has been finished and maintained to an excellent standard throughout. With its thoughtful extensions, bright and airy living spaces, and versatile accommodation, early viewing is highly recommended to fully appreciate all that this impressive home has to offer.



- Three Bedroom Semi-Detached Home
- Short Distance From Town Centre & Widney Manor Train Station
- Beautifully Presented Throughout & Thoughtfully Extended
- Open Plan Living / Dining Room
- Spacious Extended Kitchen / Diner
- Abundance Of Natural Light Throughout
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Well-Maintained Rear Garden
- Gated Side Entry To Rear Of Property



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

ENTRANCE HALLWAY

UTILITY / WC

LIVING / DINING ROOM

24' 9" x 11' 8" (7.54m x 3.56m)

KITCHEN / DINER

16' 3" x 13' 4" (4.95m x 4.06m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 0" x 8' 3" (3.95m x 2.51m)

BEDROOM TWO

11' 1" x 9' 6" (3.38m x 2.89m)

BEDROOM THREE

7' 5" x 5' 11" (2.27m x 1.81m)

BATHROOM

6' 9" x 6' 5" (2.06m x 1.96m)

TOTAL SQUARE FOOTAGE

92.0 sq.m (992 sq.ft) approx.



OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, kitchen extractor, fridge, freezer, dishwasher, all carpets and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTC (fibre to the cabinet). Loft - boarded with fitted pull down loft ladder.

INFORMATION FOR POTENTIAL BUYERS

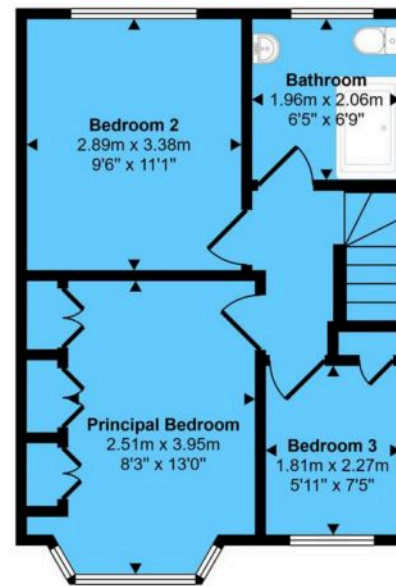
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 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.



Approx Gross Internal Area
92 sq m / 992 sq ft



Ground Floor
Approx 57 sq m / 610 sq ft



First Floor
Approx 35 sq m / 382 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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