



Wichnor Road, Solihull

Guide Price £310,000





PROPERTY OVERVIEW

Introducing this charming three-bedroom semi-detached home, ideally situated on a tranquil road within close proximity to all local amenities, schools, and the picturesque Lyndon Playing Fields.

Upon entering the property, you are welcomed by an inviting entrance hallway that leads you into the heart of the home. The spacious dual-aspect living and dining room is bathed in natural light, offering a versatile space for both relaxing and entertaining. The fitted kitchen, overlooking the rear garden, ensures a delightful cooking experience with a view.

Conveniently located, a side passage leads to a practical store room/utility area, providing ample storage solutions and a discreet space for laundry needs.



Ascending to the upper floor, you will find three well-appointed bedrooms. There are two generously sized doubles, ideal for creating peaceful retreats, and a versatile single bedroom, adaptable to suit individual needs. These rooms are served by a family bathroom, offering comfort and convenience combined.



Moving outside, the property boasts a beautifully presented rear garden that is a true oasis of tranquillity. With an abundance of well-established shrubs and borders, this outdoor space provides a serene escape and a charming backdrop for al fresco dining or leisurely moments amidst nature.

Furthermore, the property benefits from a driveway that can accommodate multiple vehicles, ensuring parking convenience for residents and guests alike.

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

- Three Bedroom Semi-Detached Home
- Walking Distance To Local Amenities & Lyndon Playing Fields
- Spacious Dual Aspect Living / Dining Room
- Fitted Kitchen With Garden Views
- Store Room / Utility
- Three Generously Sized Bedrooms
- Family Bathroom
- Well Established Rear Garden
- Driveway For Multiple Vehicles





ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING / DINING ROOM

27' 0" x 10' 0" (8.23m x 3.04m)

KITCHEN

12' 9" x 5' 9" (3.89m x 1.75m)

SIDE PASSAGE

34' 0" x 5' 9" (10.37m x 1.75m)

STORE ROOM / UTILITY AREA

8' 0" x 6' 2" (2.45m x 1.89m)

FIRST FLOOR

PRINCIPAL BEDROOM

13' 3" x 9' 11" (4.03m x 3.03m)

BEDROOM TWO

11' 4" x 9' 10" (3.45m x 2.99m)

BEDROOM THREE

11' 6" x 5' 7" (3.51m x 1.71m)

BATHROOM

7' 9" x 5' 10" (2.37m x 1.78m)

TOTAL SQUARE FOOTAGE

108.0 sq.m (1159 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

GARDEN

**ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, all carpets, some curtains, some light fittings, fitted wardrobes in one bedroom and garden shed.

ADDITIONAL INFORMATION

Services - direct mains water (with water meter), sewers and electricity. Broadband - FTTP (fibre to the premises). Loft - partially boarded.

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
108 sq m / 1159 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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