



Widney Manor Road, Solihull

Guide Price £600,000





## PROPERTY OVERVIEW

This beautifully presented two bedroom detached bungalow is offered to the market with no upward chain and has been recently refurbished to a high standard throughout. Set on a sought after road just a short distance from Solihull Town Centre and the local train station, the property enjoys an enviable location that combines convenience with a peaceful residential setting. Lapsed planning application (PL/2019/03002/MINFHO) - extensive remodeling of the existing property including the addition of two stories.

Accessed via a large entrance hallway, the bungalow boasts spacious and versatile accommodation, including a generous living room that seamlessly connects to a large conservatory (perfect for relaxing or entertaining guests). The modern fitted kitchen features quality integrated appliances and opens up to a substantial dining area, providing an ideal space for family meals or social gatherings.

Both bedrooms are comfortable doubles, serviced by a stylish family bathroom and an additional guest shower room for added convenience.

The property is set back behind a large driveway, offering an abundance of off-road parking for multiple vehicles. Throughout, the bungalow is light and airy, with a thoughtful layout that enhances the feeling of space.





This is a rare opportunity to acquire a move-in ready home in a prime location, suitable for a range of buyers including downsizers, professionals, or those seeking single-level living with excellent access to amenities and transport links. Early viewing is highly recommended to fully appreciate the quality and potential of this exceptional 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: F

Tenure: Freehold



- Two Bedroom Detached Bungalow
- NO UPWARD CHAIN
- Recently Refurbished Throughout
- Close To Town Centre & Local Station
- Modern Fitted Kitchen & Formal Dining Area
- Large Living Room & Conservatory
- Two Spacious Double Bedrooms
- Family Bathroom & Shower Room
- Large Rear Garden
- Driveway Providing Parking For Multiple Vehicles



**ENTRANCE HALLWAY**

**SHOWER ROOM**

4' 8" x 7' 10" (1.42m x 2.40m)

**LIVING ROOM**

15' 1" x 18' 10" (4.60m x 5.75m)

**CONSERVATORY**

11' 4" x 12' 9" (3.46m x 3.88m)

**KITCHEN**

9' 7" x 12' 0" (2.91m x 3.67m)

**DINING AREA**

9' 5" x 10' 2" (2.88m x 3.09m)

**UTILITY**

4' 7" x 9' 5" (1.39m x 2.88m)

**BEDROOM ONE**

10' 11" x 17' 1" (3.32m x 5.20m)

**BEDROOM TWO**

10' 7" x 11' 3" (3.23m x 3.43m)

**BATHROOM**

7' 11" x 8' 8" (2.41m x 2.63m)

**TOTAL SQUARE FOOTAGE**

155.0 sq.m (1670 sq.ft) approx.

**OUTSIDE THE PROPERTY**

**GARAGE**

**LARGE DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES**

**LARGE REAR GARDEN**



#### **ITEMS INCLUDED IN THE SALE**

Integrated oven, integrated hob, extractor, microwave, two fridges and all carpets, curtains, blinds and light fittings.

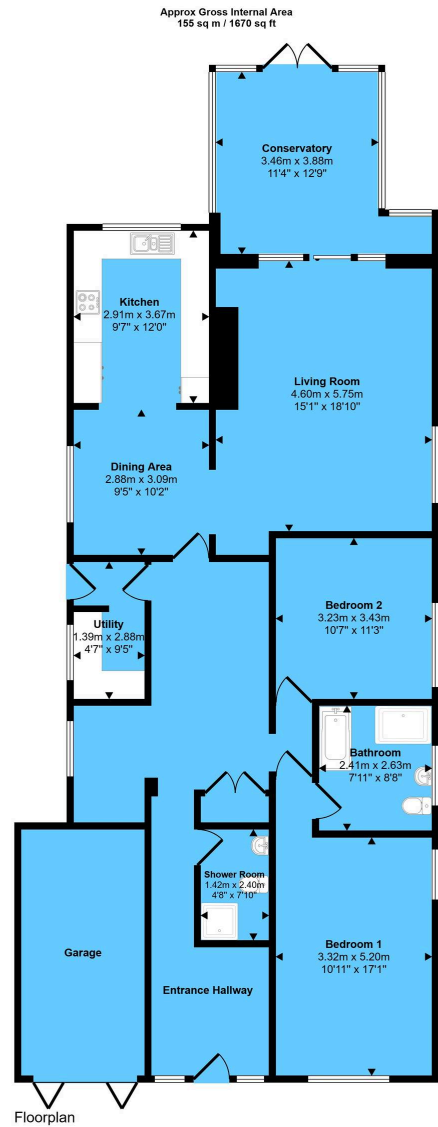
#### **ADDITIONAL INFORMATION**

Services - water on a meter, mains gas, electricity and sewers Broadband - FTTP (fibre to the premises).

#### **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.





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.

# Xact Homes

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