



Widney Manor Road, Solihull

Guide Price £475,000





PROPERTY OVERVIEW

This well presented three bedroom semi detached family home is ideally situated in a sought after location close to Solihull town centre and within walking distance of Widney Manor Station. The property welcomes you with a spacious entrance hallway and offers two versatile reception rooms, including a bright living room with views over the rear garden and a large dining room to the front, currently used as a home office/sitting room. The breakfast kitchen provides ample work surfaces and storage, perfect for family meals, and leads to a useful utility room with an adjoining guest cloakroom. Upstairs, there are two generous double bedrooms and a versatile single bedroom, all served by a modern family bathroom. The loft has been fully boarded and features a skylight and is currently used for storage, though it has the potential for other uses with further development. The outside space complements the interior beautifully, with a meticulously maintained rear garden featuring established borders and mature shrubs, providing a tranquil setting for relaxation or entertaining. The garden offers plenty of space for children to play or for keen gardeners to enjoy. To the front of the property, there is ample parking for multiple vehicles on the driveway, which leads to a small garage or store room, ideal for bikes, tools or additional storage needs.



The property's attractive frontage and well kept garden create a welcoming first impression, while the private rear garden ensures a peaceful retreat. This home is perfect for families seeking a comfortable and convenient lifestyle in a desirable part of Solihull.

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 Semi-Detached Family Home
- No Upward Chain
- Walking Distance To Widney Manor Station
- Well Presented Throughout
- Two Large & Versatile Reception Rooms
- Breakfast Kitchen With Utility
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- Beautifully Maintained Rear Garden
- Ample Parking For Multiple Vehicles





ENTRANCE HALLWAY

LIVING ROOM

10' 8" x 17' 9" (3.25m x 5.41m)

DINING ROOM

10' 5" x 13' 3" (3.17m x 4.03m)

BREAKFAST KITCHEN

7' 7" x 11' 9" (2.32m x 3.58m)

UTILITY

4' 10" x 7' 10" (1.48m x 2.39m)

WC

FIRST FLOOR

BEDROOM ONE

8' 3" x 13' 6" (2.52m x 4.11m)

BEDROOM TWO

8' 6" x 10' 10" (2.59m x 3.31m)

BEDROOM THREE

5' 11" x 7' 4" (1.80m x 2.24m)

BATHROOM

6' 7" x 6' 9" (2.00m x 2.07m)

OUTSIDE THE PROPERTY

GARAGE/STORE

TOTAL SQUARE FOOTAGE

95.0 sq.m (1027 sq.ft) approx.



DRIVEWAY PARKING FOR MULTIPLE VEHICLES

METICULOUSLY MAINTAINED REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, extractor, dishwasher, garden shed, some carpets, some curtains, some blinds and some light fittings and fitted wardrobes in one bedroom.

ADDITIONAL INFORMATION

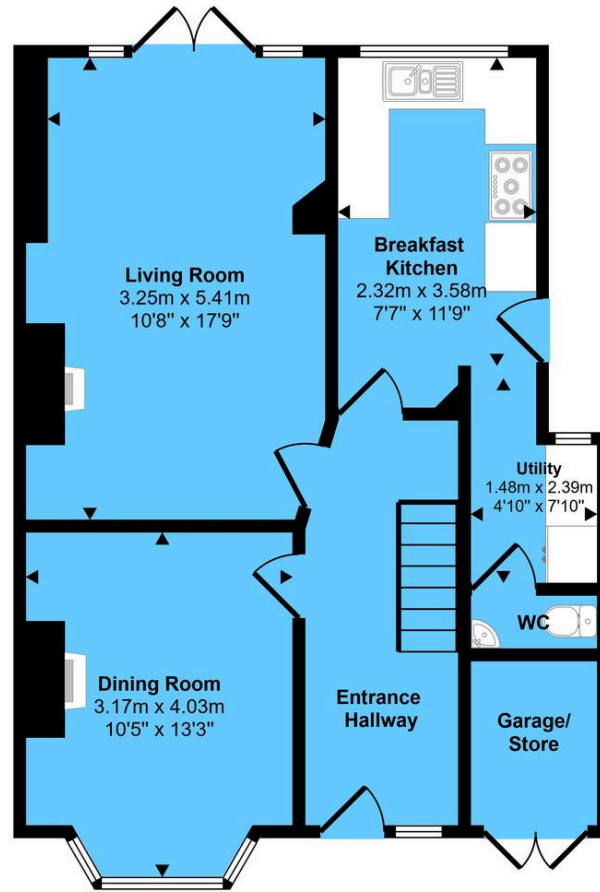
Services - mains gas, electricity and sewers.
Broadband - cable. Loft space - boarded.

INFORMATION FOR POTENTIAL BUYERS

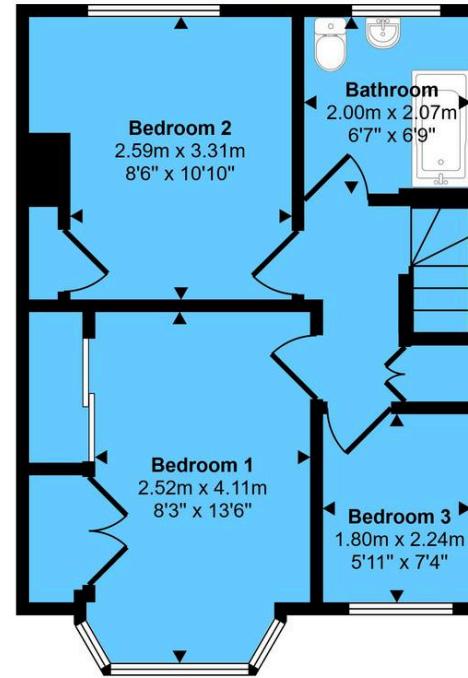
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks.
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
95 sq m / 1027 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 37 sq m / 403 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.

Xact Homes

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