



Wheeley Road, Solihull

Offers Over **£260,000**





PROPERTY OVERVIEW

This three bedroom end-terrace home is offered to the market with no upward chain, making it an excellent opportunity for first-time buyers, investors or those looking to downsize. Situated in a sought-after location close to local amenities and reputable schools, the property provides convenient access to everything a family or professional might need. The home is accessed via an entrance hallway, leading to a spacious living room that has been extended to feature a charming bay window, allowing for plenty of natural light. There is a separate dining room, ideal for entertaining or family meals, and a fitted kitchen that offers ample storage space for all your culinary needs. Upstairs, you will find three well-proportioned bedrooms, including two doubles and a versatile single, all serviced by a family bathroom. While the property would benefit from some modernisation, it remains a lovely and welcoming home with great potential to personalise and add value. To the rear, the property enjoys a private, south-facing garden, perfect for relaxing or entertaining during the warmer months. The outdoor space provides an excellent opportunity for keen gardeners or families looking for a safe play area for children. There is also a driveway to the front of the house, offering convenient off-road parking.





The garden's orientation ensures plenty of sunlight throughout the day, making it an ideal spot for outdoor dining or simply unwinding in peaceful surroundings. With its prime location, generous plot and excellent potential, this property is a fantastic opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that this home has to offer.

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 End-Terrace Home
- NO UPWARD CHAIN
- Ideal For First-Time Buyers, Investors Or Downsizers
- Spacious Living Room & Versatile Dining Room
- Fitted Kitchen With Ample Storage Space
- Two Double Bedrooms & Versatile Single
- Family Bathroom
- South Facing Rear Garden
- Driveway For Off Road Parking



PORCH

ENTRANCE HALLWAY

LIVING ROOM

11' 10" x 18' 0" (3.60m x 5.49m)

DINING ROOM

7' 3" x 10' 6" (2.21m x 3.19m)

KITCHEN

7' 0" x 10' 5" (2.14m x 3.17m)

FIRST FLOOR

BEDROOM ONE

8' 1" x 15' 3" (2.47m x 4.65m)

BEDROOM TWO

6' 11" x 10' 10" (2.12m x 3.29m)

BEDROOM THREE

6' 2" x 9' 5" (1.89m x 2.88m)

BATHROOM

7' 7" x 7' 5" (2.30m x 2.25m)

TOTAL SQUARE FOOTAGE

76.0 sq.m (817 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

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



ADDITIONAL INFORMATION

Services - water on a meter, mains gas, electricity and sewers. Broadband - FTTC (fibre to the cabinet). Loft space - part 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.

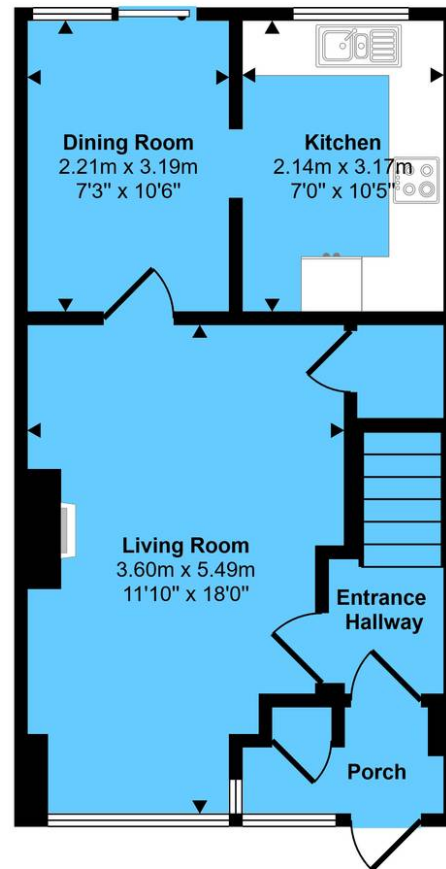
3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense.

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.

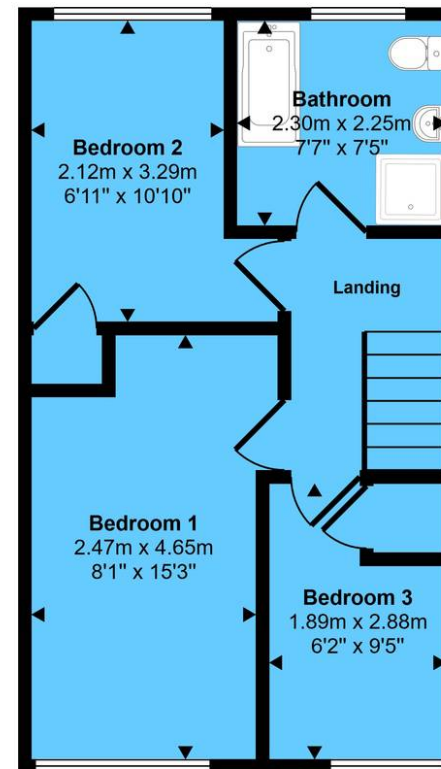
5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Approx Gross Internal Area
76 sq m / 817 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft



First Floor
Approx 36 sq m / 392 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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