

Wherretts Well Lane, Solihull

Guide Price £274,400

xact HOMES







PROPERTY OVERVIEW

This delightful two bedroom semi-detached home is full of character and is situated on a quiet, sought-after road in a prime location close to all local amenities and schools. Offered with no upward chain, this charming cottage-style property presents an excellent opportunity for first-time buyers or investors. The house is in need of modernisation, yet offers superb potential and scope to extend (subject to planning permission), making it an exciting prospect for those looking to create their ideal home. Entry is via a welcoming hallway, which leads into a spacious living room flooded with natural light. The fitted kitchen provides ample storage and workspace, while the rear elevation features a previously extended dining room with pleasant views over the garden. Upstairs, there are two bedrooms: a large principal bedroom and a versatile single, both served by a family bathroom. The layout is practical and inviting, with further potential to personalise and enhance the space to suit individual preferences. Externally, the property boasts a generous south-facing rear garden, perfect for outdoor entertaining, family activities, or simply relaxing in the sunshine.







The garden is mainly laid to lawn and offers plenty of space for keen gardeners or those wishing to further landscape or extend the property (subject to necessary consents). A detached garage or outbuilding provides valuable additional storage or workshop space, while the driveway to the front of the house ensures convenient off-road parking for residents and visitors alike. The overall plot enjoys a pleasant aspect and a sense of privacy, with mature borders and scope to further enhance the outdoor environment. This is a rare opportunity to acquire a characterful home with great potential, set within a highly desirable location and offering a superb balance of indoor and outdoor living space. Early viewing is highly recommended to appreciate all that this property 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



- Delightful Two Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Prime Location Close To All Local Amenities & Schools
- Full Of Charm & Character Throughout
- Large South Facing Rear Garden
- Private Driveway & Detached Garage
- Abundance Of Natural Light Throughout
- Early Viewing Essential

HALLWAY

LIVING ROOM
11' 5" x 13' 9" (3.47m x 4.18m)

DINING ROOM
15' 10" x 6' 6" (4.83m x 1.97m)

KITCHEN
5' 10" x 8' 7" (1.78m x 2.62m)

FIRST FLOOR

PRINCIPAL BEDROOM
10' 0" x 13' 10" (3.06m x 4.21m)

BEDROOM TWO
7' 5" x 8' 8" (2.25m x 2.63m)

BATHROOM
7' 10" x 5' 3" (2.40m x 1.60m)

TOTAL SQUARE FOOTAGE
65.0 sq.m (702 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

DETACHED GARAGE

SOUTH FACING REAR GARDEN



ITEMS INCLUDED IN THE SALE

Free standing cooker, fridge and all carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers.
Broadband - FTTC (fibre to the cabinet).

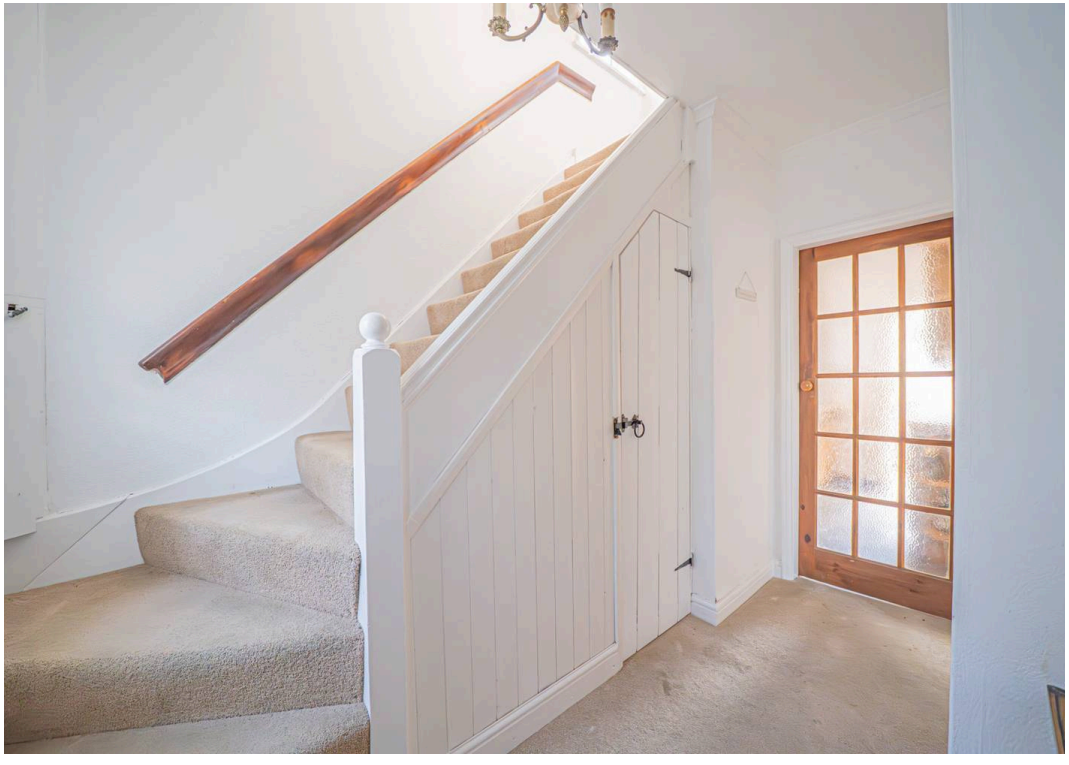
INFORMATION FOR POTENTIAL BUYERS

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.

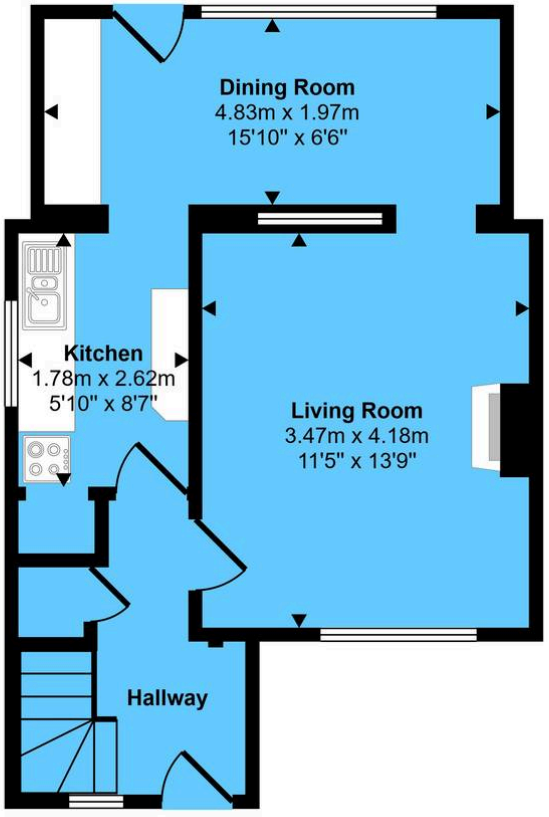


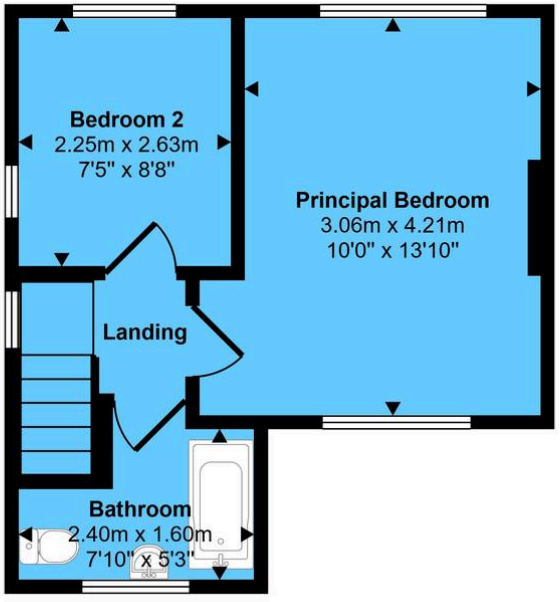






Approx Gross Internal Area
65 sq m / 702 sq ft





Ground Floor
Approx 38 sq m / 407 sq ft

First Floor
Approx 27 sq m / 295 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
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk