

Wherretts Well Lane, Solihull

Guide Price £385,000

xact HOMES





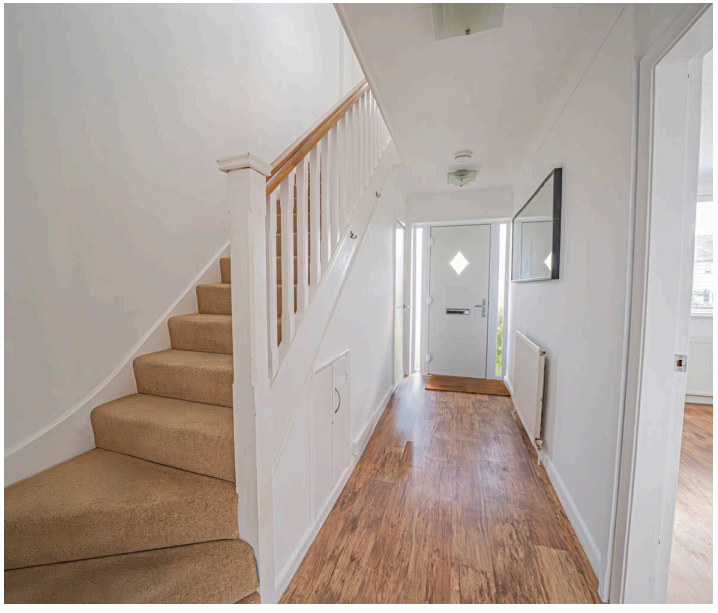


PROPERTY OVERVIEW

This extended three bedroom mid-terrace property is situated on a highly sought after and quiet road, conveniently located close to all local amenities and reputable schools, making it an ideal choice for families or professionals alike. Offered to the market with no upward chain and ready for immediate occupation, this impressive home is accessed via a welcoming entrance hallway that provides useful storage space. The ground floor boasts a spacious open plan kitchen/dining and family room, featuring modern fitted appliances, a large central island that is perfect for entertaining, and bi fold doors that create a seamless flow to the terrace and garden. The separate living room is generously proportioned, offering a comfortable retreat for relaxation or social gatherings. Arranged over three floors, the first floor comprises two well-sized double bedrooms, both served by a contemporary family bathroom with quality fixtures and fittings. The loft has been thoughtfully converted to create a stunning principal bedroom, complete with its own en-suite shower room and a walk-in wardrobe, providing a private sanctuary with ample storage.







Additional benefits include a delightful rear garden, a private garage located in a separate block down a service road at the rear of the property, offering secure parking or extra storage options. This property has been meticulously maintained and finished to a high standard throughout (ensuring a turnkey move for the new owners), and represents a rare opportunity to acquire a stylish and versatile home in a desirable location. Early viewing is highly recommended to fully appreciate the space, layout and quality on 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 Mid-Terrace Home
- NO UPWARD CHAIN
- Set On A Quiet & Sought After Road
- Close To All Local Amenities & Schools
- Abundance Of Natural Light Throughout
- Open Plan Kitchen/Dining/Family Room & Separate Additional Living Room
- Loft Conversion Into A Large Principal Bedroom With En-Suite
- Separate Garage In Block
- Early Viewing Essential



ENTRANCE HALLWAY

LIVING ROOM
11' 6" x 13' 6" (3.51m x 4.11m)

KITCHEN/DINING/FAMILY ROOM
16' 0" x 19' 2" (4.87m x 5.83m)

FIRST FLOOR

BEDROOM TWO
11' 7" x 12' 8" (3.53m x 3.86m)

BEDROOM THREE
10' 3" x 10' 8" (3.13m x 3.26m)

BATHROOM
8' 2" x 7' 7" (2.48m x 2.32m)

SECOND FLOOR

PRINCIPAL BEDROOM
11' 1" x 17' 7" (3.37m x 5.35m)

ENSUITE
8' 10" x 4' 3" (2.68m x 1.29m)

WALK-IN WARDROBE
6' 10" x 10' 3" (2.08m x 3.12m)

TOTAL SQUARE FOOTAGE
133.0 sq.m (1437 sq.ft) approx.

OUTSIDE THE PROPERTY

SEPARATE GARAGE

DELIGHTFUL REAR GARDEN



ITEMS INCLUDED IN THE SALE

Integrated oven, Integrated hob, Extractor, Microwave, Fridge/freezer, Dishwasher, Washer/dryer, Garden shed and All carpets, curtains and blinds.

ADDITIONAL INFORMATION

Services – mains gas, electricity and sewers.

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.





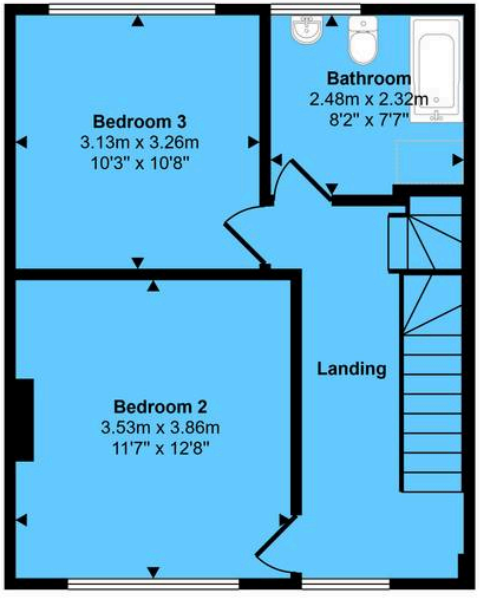




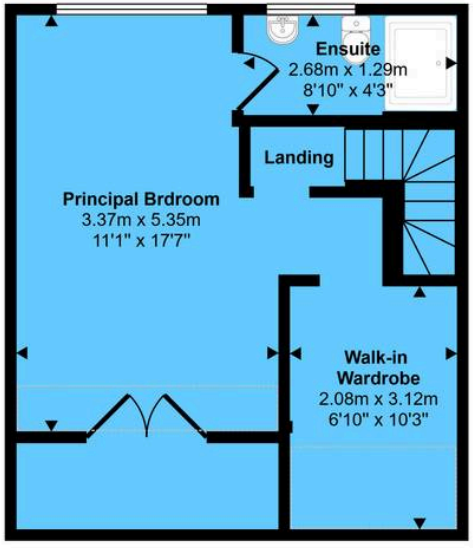
Approx Gross Internal Area
133 sq m / 1437 sq ft



Ground Floor
Approx 55 sq m / 592 sq ft



First Floor
Approx 42 sq m / 450 sq ft



Second Floor
Approx 37 sq m / 394 sq ft

Denotes head height below 1.5m

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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