

Wherretts Well Lane, Solihull

Guide Price £335,000

xact HOMES







PROPERTY OVERVIEW

This delightful three bedroom semi-detached home presents an excellent opportunity for buyers seeking a property full of charm and potential, offered to the market with no upward chain. The house is accessed via an inviting entrance hallway that leads to a convenient downstairs toilet, perfect for guests or family members. The ground floor boasts a spacious dining room that is currently a sitting room, ideal for entertaining or family meals, as well as a comfortable living room that provides a welcoming space to relax. The fitted kitchen features ample storage options and worktop space, making it practical for everyday cooking and meal preparation. Upstairs, the property offers three bedrooms, including two generous doubles and a well-proportioned single bedroom, ensuring flexible accommodation for families, guests or even a home office. A family bathroom serves the first floor, providing a functional layout for modern living. Additional benefits include a private rear garden, a driveway leading to a useful carport, offering off-road parking and shelter for your vehicle, as well as a foregarden at the front of the property that enhances its kerb appeal. Situated on a quiet and sought after road, this home enjoys a peaceful setting while remaining conveniently close to all local amenities and reputable schools, making it an ideal choice for families and professionals alike.







The property is in need of modernisation, presenting a fantastic blank canvas for buyers to update and personalise to their own tastes and requirements. This is a rare chance to secure a charming family home with great potential in a desirable residential location. Early viewing is highly recommended to appreciate the space, setting and possibilities 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: D

Tenure: Freehold



- Delightful Three Bedroom Semi-Detached Home
- NO UPWARD CHAIN
- Prime Location On A Sought & Quiet After Road
- Close To All Local Amenities & Schools
- In Need Of Modernisation
- Two Spacious Reception Rooms
- Private Rear Garden
- Ample Parking With Driveway & Carport
- Early Viewing Essential

PORCH

ENTRANCE HALLWAY

WC

DINING ROOM
11' 1" x 13' 0" (3.38m x 3.95m)

LIVING ROOM
10' 10" x 16' 6" (3.29m x 5.03m)

KITCHEN
10' 8" x 9' 10" (3.24m x 3.00m)

FIRST FLOOR

BEDROOM ONE
10' 10" x 12' 10" (3.31m x 3.92m)

BEDROOM TWO
10' 0" x 9' 10" (3.06m x 3.00m)

BEDROOM THREE
11' 8" x 7' 1" (3.55m x 2.16m)

BATHROOM
7' 5" x 5' 11" (2.26m x 1.80m)

TOTAL SQUARE FOOTAGE
92.0 sq.m (991 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES



CAR PORT

PRIVATE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Free standing cooker, All carpets, curtains, blinds and light fittings.

ADDITIONAL INFORMATION

Services – water on a meter, mains gas, electricity and sewers. Broadband – ADSL copper wire. 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
92 sq m / 991 sq ft



Ground Floor
Approx 53 sq m / 566 sq ft

First Floor
Approx 40 sq m / 425 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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