

# Horton & Senate



123 Welford Road, Shirley, Solihull, B90 3HT

£400,000

- Three Bedroom Semi Detached
- Large Rear Garden
- Two Large Reception Rooms
- Within Tudor Grange Catchment
- No Chain
- Potential To Extend STPP

# 123 Welford Road, Solihull B90 3HT

Welcome to this 3-bedroom semi-detached home situated on the sought-after Welford Road in Shirley within the Tudor Grange Academy catchment. This charming property presents an ideal opportunity for families seeking a comfortable and well-connected residence in a vibrant neighbourhood.



Council Tax Band: D



## Description

### Ground Floor

Double glazed bay window to rear elevation, central heating radiator, space for wardrobes.

### Hallway

### Bedroom two

Stairs to first floor landing with storage under, central heating radiator, door to cloak room, and doors to first floor rooms.

Double glazed bay window to front elevation, central heating radiator, space for wardrobes.

### Reception one

### Bedroom three

Double glazed bay window to front elevation, central heating radiator and feature fireplace with recess for fire.

Double glazed window to front elevation, central heating radiator.

### Reception two

### Bathroom

Double glazed patio door to rear elevation leading to rear garden, central heating radiator and a feature fireplace.

Suite comprises of a panelled bath with shower head attached, enclosed shower, sink, WC, double glazed window to rear elevation, central heating radiator.

### Kitchen

### Rear Garden

Range of wall and floor based units with work surface over, sink with mixer tap, gas hob, space for washing machine and fridge freezer. Double glazed window to rear elevation, central heating radiator. Door leading to rear garden.

Slabbed patio area leading to expansive lawn with shed to rear and mature shrubs to borders.

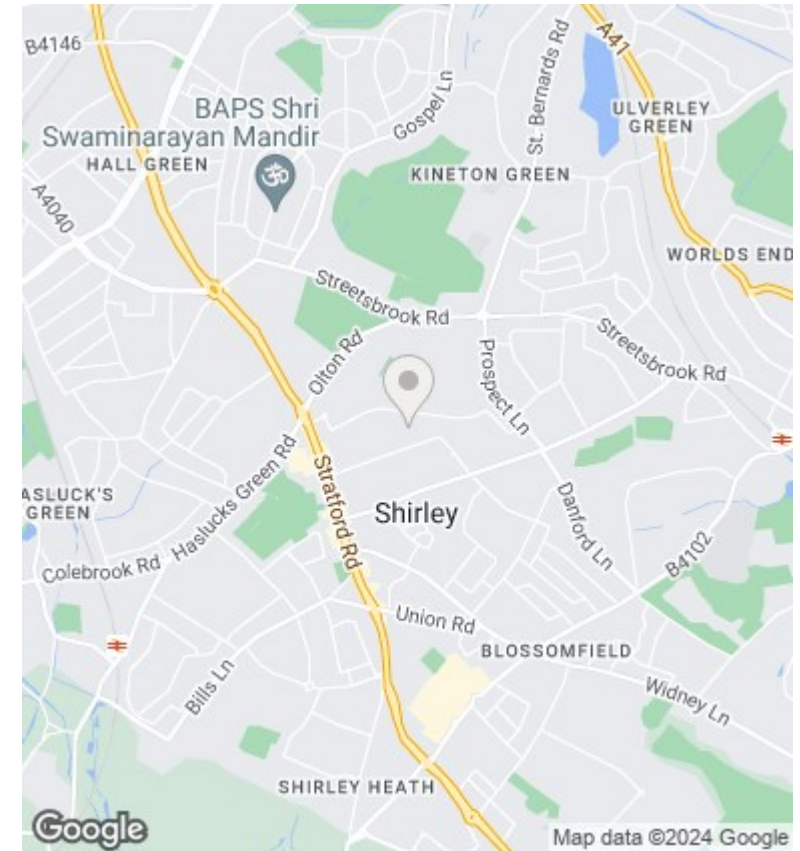
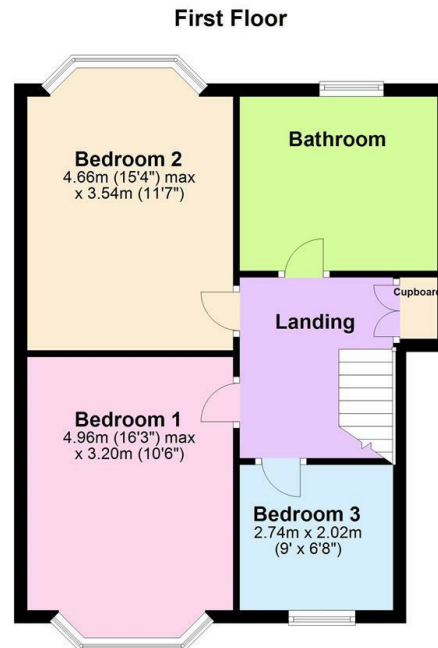
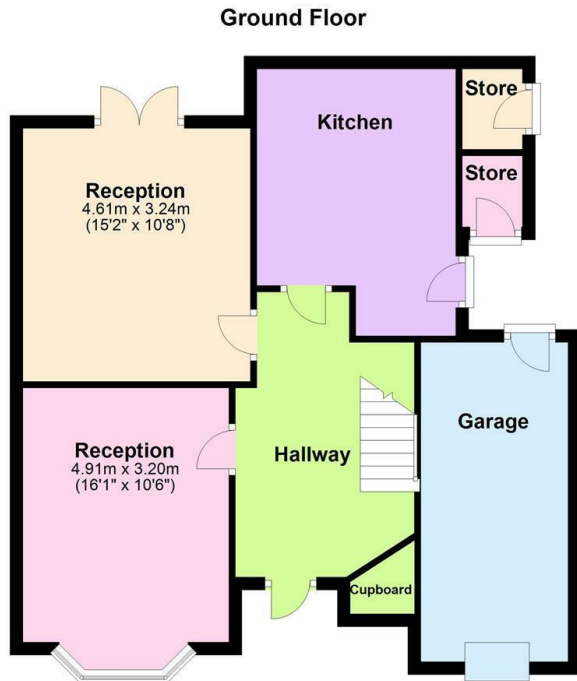
### First Floor

Built in storage, access to loft, double glazed window to side elevation and doors to first floor rooms.

### Bedroom one







## Directions

## Viewings

Viewings by arrangement only. Call 0121 6630099 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>48</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC